This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $3,250,000.00.

Affiant

Subscribed and sworn before me this the 10th day of July, 2019.

Notary Public
My commission expires: 1/17/21

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 255229 DEEDWARR
07/11/2019 10:17:23 AM 2 pgs
Fees: $13.00 Taxes: $12,025.00
20190711-0067611

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
SMD Properties, LLC	Valley Republic Bank	034 02 0 025.00
1809 Gallatin Pike N	5000 California Ave, Suite 110	
Madison, TN 37115	Bakersfield, CA 93309	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEVE R. BREWSTER AND WIFE, JANELLE BREWSTER, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SMD PROPERTIES, LLC A DELAWARE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows:

Being Lot 2 of "Revised Master Plat-Rivergate Place" as of record in Plat Book 6900, Page 368 in the Register's Office of Nashville, Davidson County, Tennessee and being bounded on the west by Gallatin Pike; on the north by J.B.W. Family Partnership, Tricket Oldsmobile Company and Woodis Holding Group, LLC; on the east by Woodis Holding Group, LLC; on the south by Edenwalk Properties, Robert D. McClendon and Kenneth Dudney and being more particularly described as follows:

Beginning at a point in Grizzard Branch Creek in the east right of way line of Gallatin Pike and being a corner common with Kenneth Dudney of record in Deed Book 9986, page 310, in the Register's Office for Davidson County, Tennessee;

Thence, with the east right of way line of Gallatin Pike the following bearing and distances:
North 30 deg. 31' 30" East, 185.68 feet to an existing pk nail; North 48 deg. 14' 05" West, 16.28 feet to an existing pk nail; North 48 deg. 14' 05" West, 16.28 feet to an existing pk nail; North 30 deg. 31' 30" East, 136.25 feet to an existing pk nail, at a corner common with J. B. W. Family Partnership of record in Deed Book 11721, page 634, in the Register's Office for Davidson County, Tennessee;

Thence, with J.B.W. Family Partnership, South 48 deg. 14' 05" East, 401.75 feet to an existing iron rod, at a corner common with Tricket Oldsmobile Company;

Thence, with Tricket Oldsmobile Company the following bearings and distances:
South 47 deg. 59' 40" East, 124.93 feet to an existing concrete monument: North 30 deg. 15' 37" East, 100 feet to an existing pk nail; South 46 deg. 56' 15" East, 25.00 feet to an existing iron rod; North 28 deg. 43' 26" East, 105.75 feet to an existing iron at a common corner with Woodis Holding Group, LLC, of record in Deed Book 11389, page 30, in the Register's Office for Davidson County, Tennessee.

Thence, with Woodis Holding Group, LLC the following bearings and distances:
South 46 deg. 56' 15" East, 215.55 feet to an existing iron rod; South 44 deg. 20' 28" West, 197.63 feet to an existing iron rod; South 48 deg. 18' 48" East, 38.84 feet to an existing iron rod; South 54 deg. 27' 57" West, 295.53 feet to a point in Grizzard Branch Creek, at a corner common with James R. McKinney Trustee, of record in Deed Book 4770, page 24 in the Register's Office for Davidson County, Tennessee;

Thence, with James R. McKinney the following bearing and distances:
North 33 deg. 43' 51" West, 199.03 feet to an existing iron rod at a common corner with Edenwalk Properties of record in Deed Book 10200, page 23 in the Register's Office for Davidson County, Tennessee;

Thence, with Edenwalk Properties the following bearings and distances:
North 45 deg. 00' 39" West, 127.72 feet to a point in Grizzard Branch Creek; North 47 deg. 22' 01" West, 201.20 feet to an existing iron rod; South 43 deg. 00' 25" West, 30.00 feet to a point in Grizzard Branch Creek, at a corner common with Kenneth Dudney of record in Deed Book 9986, page 310 in the Register's Office for Davidson County, Tennessee;

Thence, with Kenneth Dudney, North 80 deg. 33' 01" West, 103.27 feet to the point of beginning.

Being the same property conveyed to Steve R. Brewster and wife, Janelle Brewster by warranty deed from Phyllis J. Williams, a widow of record in Instrument No. 20111103-0085880 Register's Office for Davidson County, Tennessee, dated November 1, 2011 and recorded on November 3, 2011.

Being also known as 1809 Gallatin Pike N., Madison, Tennessee 37115.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1809 Gallatin Pike North, Madison, TN 37115.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 10th day of July, 2019.

Steve R. Brewster

Janelle Brewster

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steve R. Brewster and Janelle Brewster, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of July, 2019.

My commission expires:

1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY