Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $8,295,000.00

Affiant

Subscribed and sworn to before me, this 26 day of August 2019.

Notary Public
My commission expires: 7-6-2020

Karen Johnson Davidson County
Batch# 276792 DEEDWARR
08/27/2019 10:20:13 AM 2 pgs
Fees: $13.00 Taxes: $12,191.50

20190827-0086170

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Alex Smith	New Owner	145-13-0-040.00
1901 Edenbridge Way		and 145-13-0-039.00
Nashville, TN 37215		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Southard Property Trust dated December 19, 2014,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Alex Smith, a single person,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract I

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Hound's Run, of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to STUART SLOAN SOUTHARD AND LISA PATTON SOUTHARD, HUSBAND AND WIFE, by deed from CHARLES A. RITZEN AND CANDY B. RITZEN, HUSBAND AND WIFE, of record in Instrument No. 20141122-0116826, dated December 19, 2014, said Register's Office. Being a portion further conveyed to STUART SLOANE SOUTHARD AND LISA PATTON SOUTHARD, TRUSTEES OF THE SOUTHARD PROPERTY TRUST, by quitclaim deed from STUART SLOAN SOUTHARD AND LISA PATTON SOUTHARD, HUSBAND AND WIFE, of record in Instrument No. 20150223-0015031, dated December 19, 2014, said Register's Office. Being further conveyed to STUART SLOAN SOUTHARD AND LISA PATTON SOUTHARD, HUSBAND AND WIFE, by quitclaim deed from STUART SLOANE SOUTHARD AND LISA PATTON SOUTHARD, TRUSTEES OF THE SOUTHARD PROPERTY TRUST, of record in Instrument No. 20151125-0120000, dated November 12, 2015, said Register's Office. Being further conveyed to STUART SLOANE SOUTHARD AND LISA PATTON SOUTHARD, TRUSTEES OF THE SOUTHARD PROPERTY TRUST by quitclaim deed from STUART SLOAN SOUTHARD AND LISA PATTON SOUTHARD, HUSBAND AND WIFE of record in Instrument No 20190823-0085194 dated August 23, 2019, said Register's Office.

Tract II

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Hound's Run, of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to STUART SLOAN SOUTHARD AND LISA PATTON SOUTHARD, HUSBAND AND WIFE, by deed from CHARLES A. RITZEN AND CANDY B. RITZEN, HUSBAND AND WIFE, of record in Instrument No. 20141122-0116826, dated December 19, 2014, said Register's Office. Being a portion further conveyed to STUART SLOANE SOUTHARD AND LISA PATTON SOUTHARD, TRUSTEES OF THE SOUTHARD PROPERTY TRUST, by quitclaim deed from STUART SLOAN SOUTHARD AND LISA PATTON SOUTHARD, HUSBAND AND WIFE, of record in Instrument No. 20150223-0015031, dated December 19, 2014, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 1901 Edenbridge Way, Nashville, TN 37215 and 1641 Otter Creek Road, Nashville, TN 37215.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their 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 26th day of August, 2019.

Southard Property Trust dated December 19, 2014

By: Stuart Sloane Southard
Its: Trustee

By: Lisa Patton Southard
Its: Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Stuart Sloane Southard and Lisa Patton Southard, Trustees**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees (or other officers authorized to execute the instrument) of the **Southard Property Trust dated December 19, 2014**, the within named bargainor, a Trust, and that such Trustees, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustees (or other authorized officer).

Witness my hand and official seal at Brentwood, Tennessee, this the 26th day of August, 2019.

Notary Public

My Commission expires: 7-6-2020

FILE NO: 2019086359