Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

File Number: 1908516

Karen Johnson Davidson County
Batch# 277845 DEEDWARR
08/30/2019 08:39:16 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50

20190830-0087555

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

Subscribed and sworn to before me, this 27th day of August, 2019.

Notary Public
My Commission Expires: 9/18/21

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Big Tent, LLC	Big Tent, LLC	083-04-266.00 & 253.00
Box 160730	Box 160730	
Nashville, TN 37216	Nashville, TN 37216	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dow Taylor Smith,** Married **, and Edgar Dow Smith, unmarried, and Emily Johnson Smith, unmarried**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Big Tent, LLC, a Limited Liability Company**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Parcel 1: (Map/Parcel 040-266.00)

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Gregory Heights, Section Three, of record in Plat Book 4595, Page 101, Register's Office of Davidson County, Tennessee, to which plan reference is here made for more complete and accurate legal description.

Being the same property conveyed to Edd Smith by Warranty Deed from Cecil J. Hyche et ux Ila N. Hyche of record in Book 5373, Page 649, Register's Office for Davidson County, Tennessee, dated December 08, 1978 and recorded on December 11, 1978.

Parcel 2: (Map/Parcel 040-253.00)

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 2, Gregory Heights, Section Three, of record in Plat Book 5190, Page 383, Register's Office of Davidson County, Tennessee, to which plan reference is here made for more complete and accurate legal description.

Being a portion of the same property conveyed to Edd Smith by Warranty Deed from Cecil J. Hyche et ux Ila N. Hyche, of record in Book 5373, page 655, Register's Office for Davidson County , Tennessee, dated December 08, 1978 and recorded on December 11, 1978.

Tracts 1 and 2 being the same property conveyed to Dow Taylor Smith by Quitclaim Deed from Edgar (Edd) Dow Smith and Emily Johnson Smith, of record in Instrument Number 20040107-0002447, Register's Office for Davidson County, Tennessee, dated December 16, 2002 and recorded on January 7, 2004. Pursuant to the terms of that certain Marital Dissolution Agreement and Final Divorce Decree by and between Edgar Dow Smith Jr. and Emily Johnson Smith filed on December 17, 2002 in the Fourth Circuit Court for Davidson County, Tennessee, as Case No. 00D-2947, the said Edgar (Edd) Dow Smith having reserved a life estate unto himself within the aforesaid deed, with a consecutive life estate reserved for Emily Johnson Smith contingent upon the death of the said Edgar (Edd) Dow Smith.

The subject property is neither the principle residence of the Grantor nor his/her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_improved ___unimproved property known as 325 & 329 McKennell Drive, Nashville, TN 37206.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 27th day of August, 2019.

Dow Taylor Smith

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Dow Taylor Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 27th day of August, 2019.

Notary Public at Large
My Commission Expires: 4/18/21

WITNESS my hand this 27th day of August, 2019

Edgar Dow Smith

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Edgar Dow Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 27th day of August, 2019.

Notary Public at Large
My Commission Expires: 4/18/21

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WITNESS my hand this 27th day of August, 2019.

Emily Johnson Smith

State of Tennessee
County of Rutherford



Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Emily Johnson Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 27th day of August, 2019.

Notary Public at Large
My Commission Expires: 4/18/21