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

Karen Johnson Davidson County
Batch# 282519 **DEEDWARR**
09/09/2019 09:55:38 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00

20190909-0090667

STATE OF TENNESSEE
COUNTY OF Coffee

The actual consideration or value, whichever is greater is $450,000.00.

Affiant

Subscribed and sworn before me this the 5th day of September, 2019.

Notary Public
My commission expires: 9-20-20

JUSTIN MOONEYHAM STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Robert William Terry, Jr. 7229 Bidwell Road Joelton, TN 37080	CMG Mortgage, Inc 3160 Crow Canyon Road, Ste. 400 San Ramon, CA 94583	014 046.06

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, S&D RE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ROBERT W. TERRY, JR. AND TONI M. TERRY, HUSBAND AND WIFE, 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:

PARCEL A:

TWO TRACTS OF LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY D. E. BONER & E. MEDLIN, SURVEYORS, APRIL 12, 1963, AS FOLLOWS:

TRACT NO. 1:

BEGINNING AT A POINT ON THE WESTERLY MARGIN OF BIDWELL ROAD NORTH 2 DEG. 30' EAST 3250 FEET FROM THE NORTHWEST CORNER OF SAID ROAD AND OLD CLARKSVILLE PIKE; THENCE WITH THE WESTERLY MARGIN OF SAID ROAD, NORTH 2 DEG. 30' EAST 150 FEET; THENCE NORTH 87 DEG. 30' WEST 791.35 FEET; THENCE SOUTH 2 DEG. 29' WEST 150 FEET; THENCE SOUTH 87 DEG. 30' EAST 791.31 FEET TO THE BEGINNING, CONTAINING 2.72 ACRES, MORE OR LESS.

TRACT NO. 2:

BEGINNING AT A POINT ON THE WESTERLY MARGIN OF BIDWELL ROAD NORTH 2 DEG. 30' EAST 3100 FEET FROM THE NORTHWEST CORNER OF SAID ROAD AND OLD CLARKSVILLE PIKE; THENCE WITH THE WESTERLY MARGIN OF SAID ROAD, NORTH 2 DEG. 30' EAST 150 FEET; THENCE NORTH 87 DEG. 30' WEST 791.31 FEET; THENCE SOUTH 2 DEG. 29' WEST 150 FEET; THENCE SOUTH 87 DEG. 30' EAST 791.26 FEET TO THE BEGINNING, CONTAINING 2.72 ACRES, MORE OR LESS.

PARCEL B:

BEING TWO TRACTS OF LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO A SURVEY MADE BY D. E. BONER & E. MEDLIN, SURVEYORS, APRIL 12, 1963, AS FOLLOWS:

TRACT NO 1:

BEGINNING AT A POINT ON THE WESTERLY MARGIN OF BIDWELL ROAD NORTH 2 DEG. 30' EAST 2950 FEET FROM THE NORTHWEST CORNER OF SAID ROAD AND OLD CLARKSVILLE PIKE; THENCE WITH THE WESTERLY MARGIN OF SAID ROAD, NORTH 2 DEG. 30' EAST 150 FEET; THENCE NORTH 87 DEG. 30' WEST 791.26 FEET; THENCE SOUTH 2 DEG. 29' WEST 150 FEET; THENCE SOUTH 87 DEG. 30' EAST 791.22 FEET TO THE BEGINNING, CONTAINING 2. 72 ACRES, MORE OR LESS.

TRACT NO. 2:

BEGINNING AT A POINT ON THE WESTERLY MARGIN OF BIDWELL ROAD NORTH 2 DEG. 30' EAST 2800 FEET FROM THE NORTHWEST CORNER OF SAID ROAD AND OLD CLARKSVILLE PIKE; THENCE WITH THE WESTERLY MARGIN OF SAID ROAD, NORTH 2 DEG. 30' EAST 150 FEET; THENCE NORTH 87 DEG. 30' WEST 791.22 FEET; THENCE SOUTH 2 DEG. 29' WEST 150 FEET; THENCE SOUTH 87 DEG. 30' EAST 791.17 FEET TO THE BEGINNING, CONTAINING 2.72 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS 4.0 ACRES, MORE OR LESS, CONVEYED TO THE STATE OF TENNESSEE BY DEED OF RECORD IN BOOK 4536, PAGE 186, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS THAT CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 AS SHOWN ON THE FINAL PLAT OF APPLE & BRADLEY LOT, 7229 BIDWELL RD., OF RECORD AS INSTRUMENT NO 20030108-0003663, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE WEST MARGIN OF BIDWELL ROAD, SAID POINT BEING GLEN R. JACKSON'S NORTHEAST CORNER; THENCE WITH JACKSON'S NORTH BOUNDARY NORTH 83 DEGREES 07 MINUTES WEST 15 FEET, MORE OR LESS, TO A POINT WHICH IS 40 FEET WEST OF THE CENTER OF SAID ROAD; THENCE NORTH 6 DEGREES 53 MINUTES EAST 300 FEET TO THOMAS E. BUTLER'S SOUTH BOUNDARY LINE; THENCE WITH SAID BOUNDARY LINE SOUTH 83 DEGREES 07 MINUTES EAST 15 FEET, MORE OR LESS, TO THE SAID MARGIN OF BIDWELL ROAD; THENCE WITH SAID MARGIN SOUTH 6 DEGREES 35 MINUTES WEST 300 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,500 SQUARE FEET. THIS BEING THE SAME PROPERTY VESTED IN THE STATE OF TENNESSEE BY A JUDGMENT OF THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE IN THE CASE OF STATE OF TENNESSEE, ET. AL. VS. WILLIAM JOSEPH NELMS, ET. AL. DOCKET B-6999, OF RECORD IN BOOK 4579, PAGE 442, R.O.D.C., TN.

Being the same property conveyed to S&D RE Holdings, LLC, an Indiana Limited Liability Company, by deed from Adam Thomas Uebelhoer, an unmarried man, dated 06/26/2017, of record in Instrument No. 20170629-0064930, Register's Office for said County.

Also being the same property conveyed to Adam Thomas Uebelhoer, an unmarried man, by deed from David S. Hobbs and Alicia E. Hobbs, husband and wife, of record in Instrument No. 20170628-0064929, dated 06/26/2017, Register's Office for said County.

Also being all of the same property conveyed to David S. Hobbs and Alicia E. Hobbs, husband and wife, by deed from Friedrich W. Baggett, an unmarried man, of record in Instrument No. 20150722-0071978, dated 07/17/2015, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS ____ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 7229 Bidwell Road, Joelton, TN 37080.

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 5th day of September, 2019.

S&D RE Holdings, LLC

Steven A. Uebelhoer, Member

Diane K. Uebelhoer, Member

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ SEMINOLE

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Steven A. Uebelhoer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, S&D RE Holdings, LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Steven A. Uebelhoer as such MEMBER.

Witness my hand and official seal this 5th day of September, 2019.

My commission expires: 2/11/2023

Notary Public

CHAITMATIE PATAN
Notary Public - State of Florida
Commission # GG 300725
My Comm. Expires Feb 11, 2023
Bonded through National Notary Assn.

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ SEMINOLE

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Diane K. Uebelhoer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HER oath acknowledged HERSELF to be the MEMBER of the within named bargainor, S&D RE Holdings, LLC, and that SHE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Diane K. Uebelhoer as such MEMBER.

Witness my hand and official seal this 5th day of September, 2019.

My commission expires: 2/11/2023

Notary Public

CHAITMATIE PATAN
Notary Public - State of Florida
Commission # GG 300725
My Comm. Expires Feb 11, 2023
Bonded through National Notary Assn.