This instrument prepared by:
Cohen Pollock Merlin Turner, P.C.
3350 Riverwood Parkway STE 1600
Atlanta, GA 30339
Attn: Pepi Friedman, Esq.

Karen Johnson Davidson County
Batch# 299944 DEEDWARR
10/11/2019 12:41:30 PM 4 pgs
Fees: $23.00 Taxes: $1,286.42
20191011-0104531

NOTICE: This instrument was prepared without performing a title examination or reviewing a title report for the subject property, and the preparer makes no representations or certifications as to the status or condition of title thereto.

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
1415 Central Court, LLC 106 Wedgewood Drive Carrollton GA 30117	1415 Central Court, LLC 106 Wedgewood Drive Carrollton GA 30117	Map 86 Parcel 286.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **SMI PROPERTIES, LLC**, a Georgia limited liability company, ("Grantor") has this day bargained and sold, and do hereby transfer and convey unto **1415 CENTRAL COURT, LLC** ("Grantee"), their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Re-subdivision of Lots 1 & 2 of Central Pike Commercial Planned Unit Development of record in Plat Book 6200, Page 631, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Hillsboro Developers, Inc., a Tennessee Corporation by Special Warranty Deed from Hillsboro Property Management Co., Inc., a Tennessee Corporation and Linda F. Heflin of record in Book 7029, Page 464, Register's Office for Davidson County, Tennessee; as further conveyed to Stone Family Limited Partnership, a Georgia limited partnership by Warranty Deed from Hillsboro Developers, Inc., a Tennessee Corporation of record in Instrument Number 20090330-0028218, aforesaid records; as further conveyed to Systems & Methods, Inc., a Georgia corporation by Warranty Deed from Stone Family Limited Partnership, a Georgia limited partnership of record in Instrument Number 2009116-0105293; as further conveyed to SMI Properties, LLC, a Georgia limited liability company, by Warranty Deed from Systems & Methods, Inc., a Georgia corporation, of record in Instrument Number 20091116-0105294.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to the following matters (the "Permitted Exceptions"):

(i) Ad valorem property taxes for the year 2018 and subsequent years not yet due and payable;
(ii) All matters appearing on the plan or record in Plat Book 6200, page 631, Davidson County, Tennessee Register's Office;
(iii) All applicable zoning laws and ordinances, and all other restrictions, reservations, covenants and easements of record, if any.

This is improved property, known as 1415 Central Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for the Permitted Exceptions.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, subject to the Permitted Exceptions.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

***STATE OF** GEORGIA*
***COUNTY OF** CARROLL*

The actual consideration or value whichever is greater, for this transfer is $347,680.00

Affiant: Robert J. Stone, Jr.

Subscribed and sworn to before me this the 1st day of November, 2018

Notary Public Brandi Palladino

My commission expires: April 2, 2023

BRANDI PALLADINO NOTARY PUBLIC CARROLL COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 02, 2023

(Signatures on following page)

Witness our hand this 1st day of November, 2018, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SMI PROPERTIES, LLC, a Georgia limited liability company

By: Systems & Methods, Inc., Sole Member

By: _____ (Seal)
Robert J. Stone, Jr., CEO

STATE OF *GEORGIA*
COUNTY OF *CARROLL*

Personally appeared before me, Brandi Palladino, a Notary Public in and for said County and State, **Robert J. Stone, Jr.**, CEO of Systems & Methods, Inc., the sole member of SMI Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes contained therein, and who further acknowledged that he is authorized to execute this instrument.

Witness my hand, at office, this 1st day of November, 2018.

BRANDI PALLADINO NOTARY PUBLIC CARROLL COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 02, 2023

Brandi Palladino
Notary Public

My Commission Expires: April 2, 2023

1721915

Certificate of Authenticity

I, Theresa Mercure, do hereby make an oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Theresa Mercure

STATE OF GEORGIA

COUNTY OF COBB

Personally appeared before me, Madina M. Scott, a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 12/2/2019

