(1)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $335,500.00.

Affiant

Subscribed and sworn to before me, this 31st day of October, 2019.

Notary Public

My commission expires: 10/3/21

(Notary Stamp)

JENNIFER D. STACEY — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 309564 DEEDWARR
11/01/2019 10:06:56 AM 2 pgs
Fees: $13.00 Taxes: $1,241.35
20191101-0112534

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company d/b/a SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Carson Smart	Simmons Bank	**114-00-0-040.00**
7469 Old Charlotte Pike	425 W. Capitol, 12th Floor	
Nashville, TN 37209	Little Rock, AR 72201	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Lynn Schroeder, Executrix of the Estate of Peter Bugel,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Carson Smart, single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, described as follows, to-wit:

BOUNDED ON THE NORTH BY THE CENTER OF OLD CHARLOTTE PIKE. BOUNDED ON THE EAST BY THE RACHEL A. MILES PROPERTY AS OF RECORD IN INSTRUMENT NO. 201201090002378-R.O.D.C., TN. BOUNDED ON THE SOUTH AND WEST BY THE JASON W. STANDIFER & MICHELLE A. FOX PROPERTY AS OF RECORD IN INSTRUMENT NO. 200702260023884-R.O.D.C., TN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN FOUND IN THE SOUTHERLY MARGIN OF OLD CHARLOTTE PIKE, SAID POINT BEING THE NORTHEAST CORNER OF THE JASON W. STANDIFER & MICHELLE A. FOX PROPERTY AS OF RECORD IN INSTRUMENT NO. 200702260023884-R.O.D.C., TN. THENCE, NORTH 12 DEGREES 33 MINUTES 33 SECONDS WEST, 25.60 FEET TO THE CENTER OF OLD CHARLOTTE PIKE AND THE TRUE POINT OF BEGINNING. THENCE, WITH THE CENTER OF OLD CHARLOTTE PIKE NORTH 65 DEGREES 33 MINUTES 40 SECONDS EAST, 34.43 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 31 DEGREES 12 MINUTES 52 SECONDS, A RADIUS OF 577.05 FEET, A LENGTH OF 314.37 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 81 DEGREES 10 MINUTES 06 SECONDS EAST, 310.50 FEET; THENCE, CONTINUING WITH SAID MARGIN, SOUTH 83 DEGREES 13 MINUTES 28 SECONDS EAST, 382.59 FEET; THENCE, LEAVING THE CENTER OF OLD CHARLOTTE PIKE, PASSING AN IRON PIN SET AT 25.14 FEET, ON A COMMON LINE WITH THE RACHEL A. MILES PROPERTY AS OF RECORD IN INSTRUMENT NO. 201201090002378-R.O.D.C., TN. SOUTH 1 DEGREES 49 MINUTES 21 SECONDS WEST, 252.27 FEET TO AN IRON PIN SET; THENCE, A COMMON LINE WITH THE JASON W. STANDIFER & MICHELLE A. FOX PROPERTY AS OF RECORD IN INSTRUMENT NO. 200702260023884-R.O.D.C., TN. NORTH 78 DEGREES 17 MINUTES 21 SECONDS WEST, 417.00 FEET TO AN IRON PIN SET; THENCE, SOUTH 80 DEGREES 00 MINUTES 30 SECONDS WEST, 262.00 FEET TO AN EXISTING FENCE POST; THENCE, NORTH 12 DEGREES 33 MINUTES 33 SECONDS WEST, 200.98 FEET TO THE POINT OF BEGINNING. CONTAINING, 160,018 sq. ft. Or 3.67 Acres, more or less, according to a survey prepared by Southern Precision Land Surveying, Inc. P.O. Box 220 Pegram, TN 37143-0220 File No. 13-0323 RLS#2256

Being the same property conveyed to Peter Bugel by Warranty Deed from Carolyn Faye Cassidy, Alton Ray Fisk, Terry Lee Fisk, Cynthia Gayle Jenkins, Will Fisk, Joseph (Joey) Fisk, Halee Buchanan, heirs-at-law of Mary Evelyn Fisk, deceased of record in Instrument No. 20131113-

0117094 Register's Office for Davidson County, Tennessee; the said Peter Bugel having since died testate on January 14, 2019, and by his last Will and Testament of record as Docket No. 19P-394, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Lynn Schroeder, Executrix of the Estate of Peter Bugel having been authorized to sell, transfer, and convey the subject property without joinder of any beneficiary of approval of any Court.

Being also known as 7469 Old Charlotte Pike Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of October, 2019.

Estate of Peter Bugel

BY: Lynn Schroeder, Executrix

Lynn Schroeder, Executrix

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Lynn Schroeder, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Executrix of the Estate of Peter Bugel and that as Executrix she is authorized to execute the within instrument as Executrix and further acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of October, 2019.

Carla Ikard

Notary Public
My Commission Expires: 1-3-23

CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SolomonParks File No. 19-000132-524