Karen Johnson Davidson County
Batch# 329752 DEEDWARRSP
12/13/2019 03:02:30 PM 5 pgs
Fees: $28.00 Taxes: $3,145.00
20191213-0128918

THIS INSTRUMENT PREPARED BY:
WILLIAM T. SMITH
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH, SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

JONA E. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Karen Howard
Affiant

Subscribed and sworn to before me, this 13th day of December, 2019.

Notary Public

My commission expires: 10-17-2023

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
White & Co LLC Attn: David Whiting 651 S. Mt. Juliet Road #1075 Mount Juliet, TN 37122	Same	093 13 0 279.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES RANDOLPH SMITH** and spouse, **BETTY**

G. SMITH (collectively, the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **WHITE & CO LLC**, a Tennessee limited liability company (the "Grantee"), its successors, and its assigns, effective as of the 13th day of December, 2019 (the "Effective Date"), all of Grantors' interest in that certain improved tract of land lying and being in Davidson County, Tennessee, as described on Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

This conveyance is made subject to the following matters (the "Permitted Exceptions"):

1. Matters shown on the Plan of record in Book 57, page 52, Register's Office for Davidson County, Tennessee.

2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems to be recorded with the Register's Office for Davidson County, Tennessee.

3. Matters shown on the survey of Patrick S. Coode, TN RLS No. 855, 144 Spring Valley Road, Nashville, TN 37214, dated November 22, 2016, File No. 215-052-2.

4. Title to that portion of the premises, if any, contained within the right-of-way of Alley No. 428 and Stevens Street.

5. Rights of tenants, as tenants in possession, under unrecorded residential leases.

This is improved property known as 1115 Sigler Street, Nashville, Davidson County, Tennessee.

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, its successors, and its assigns, forever; and Grantors covenant with the said Grantee and bind Grantors, their heirs, and their assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns against the lawful claims of all persons whomsoever arising by, through, or under Grantors, but not otherwise.

{Signature page to follow}

WITNESS our hands effective as of the Effective Date.

GRANTORS:

James Randolph Smith

Betty G. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES RANDOLPH SMITH**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of December, 2019.

Notary Public

My Commission Expires: WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BETTY G. SMITH**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of December, 2019.

Notary Public

My Commission Expires: WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT 7, 2021

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EXHIBIT A

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 10 or Lot J on the Plan of Irene E. Martin's Subdivision of Lot No. 85 Sigler's Addition to Nashville of record in Book 57, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

SAID Lot No. 10 or Lot J fronts 50.0 feet on the southerly margin of Sigler Street and extends back between parallel lines 170 feet to an alley.

Being part of the same property conveyed to James Randolph Smith and spouse, Betty G. Smith, by deed from The Marvin W. Stansell Family Limited Partnership, a Tennessee limited partnership, of record in Book 9949, page 243, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, **WILLIAM T. SMITH**, do hereby make oath that I am a licensed attorney and/or 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.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, **WILLIAM T. SMITH**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-17-2023

Notary's Seal:

