Map and Parcel: 105-13-1

Warranty Deed

Address of New Owner(s)
Belmont Real Estate Holdings II, LLC
1900 Belmont Boulevard
Nashville, Tennessee 37212-3757

Send Tax Bills To:

SAME

Karen Johnson Davidson County
Batch# 357644 DEEDWARR
02/13/2020 08:33:48 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20200213-0016425

This Instrument Prepared By:
J. Terry Price
Guenther, Jordan & Price, Attorneys
P. O. Box 696
Springfield, Tennessee 37172-0696

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration (or value, whichever is greater) for this transfer is $725,000.00.

Affiant

AMY D. IRWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-

Subscribed and sworn to before me this 11th day of February, 2020.

Notary Public

My Commission Expires Sept. 7, 2021

For and in Consideration of the sum of SEVEN HUNDRED AND TWENTY-FIVE THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Nathan R. Smith (a/k/a Nathan Reeves Smith), (hereafter referred to as "Grantor") have bargained and sold, and by these presents do transfer and convey to Belmont Real Estate Holdings II, LLC, a Tennessee limited liability corporation, its successors and assigns, (hereafter referred to as "Grantee") a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 280, as shown on the map entitled Resubdivision of Part of Belmont Land Company's Plan of Lots Called Belmont Heights, of record in Book 421, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to NATHAN R. SMITH, by deed from WILLIAM COTTER AND WIFE, ANNETTE COTTER, of record in Book 9170, Page 486, dated November 26, 1993, said Register's Office. See also quitclaim deed in Instrument No. 20070316-0032471, dated November 10, 2006, said Register's Office.

This is improved property, known as 2100 15th Avenue South, Nashville, Tennessee 37212.

This conveyance is subject to:

1. Matters shown on the Plan of record in Book 421, Page 71, said Register's Office and;

2. Grant of Overhead Line Easement of record in Instrument No. 20110708-0052370, said Register's Office.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, and the heirs and assigns of Grantee, forever.

Grantor represents to Grantee that Grantor is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein. Nathan Reeves Smith and Nathan R. Smith are one and the same person and was the Grantee in both the previous warranty deed and quitclaim deed conveyances of this property herein referenced, and is the same person as Grantor in this conveyance.

Grantor binds Grantor and the heirs and representatives of Grantor to warrant and forever defend the title to the above described land to Grantee and the heirs and assigns of Grantee, against the lawful claims of all persons.

Witness this 11th day of February, 2020.

NATHAN R. SMITH

I, Caroline I. Powers, join in this conveyance for the purpose of conveying all of my rights, title, and interest in this property, including any and all marital rights I might own, to the Grantee, Belmont Real Estate Holdings II, LLC.

CAROLINE I. POWERS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. Terry Price, a Notary Public in and for the above County and State, the within named Nathan R. Smith and Caroline I. Powers, the bargainors, proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of February, 2020.

NOTARY PUBLIC
My Commission Expires November 3, 2020

J. TERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN