THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 583,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF February 2020 Notary Public MY COMMISSION EXPIRES: 3-8-2021 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 364111 DEEDWARR
02/27/2020 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,157.10
20200227-0021672

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cookeville Commons LP	Same	
701 Broadway S-303		10406023100
Nashville TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Max Smith, married and Esther Smith, unmarried and Sheila Kiani, unmarried, heirs of Miriam S. Smith**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cookeville Commons LP**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 97 on the unrecorded map of R. W. Grizzard's Subdivision of part of the Bosley Tract and described according to a copy of a survey made by Wm. Collier Parrish Associates, Civil Engineers, dated April 20, 1962, described as follows:

Beginning at a point in the Southerly margin of Acklen Avenue, at the corner of Lots 97 and 98; thence with the line between said lots, Southerly 190 feet to the Northerly margin of an alley; thence with the margin of said alley Westerly 60 feet to a corner of Lot No. 96; thence with the line between Lots Nos. 96 and 97, Northerly 191.6 feet to the Southerly margin of Acklen Avenue; thence with the margin of the same, Easterly 60 feet to the point of beginning.

Being the same property conveyed to Marvin L. Smith and wife, Miriam S. Smith, by Warranty Deed from Sheldon Rosenberg and wife, Irma B. Rosenberg, of record in Book 4012, page 665, in the Register's Office of Davidson County, Tennessee, dated May 2, 1966, and recorded on May 3, 1966.

The said Marvin L. Smith and Miriam S. Smith having since divorced. Miriam S Smith became solely vested pursuant to Final Decree of Divorce dated September 28, 1973, in the Fourth Circiut Court of Davidson County, Tennessee, Docket No. 67536.

The said Miriam S. Smith having since died November 22, 2008, and her Heirs at Law became vested pursuant to the Tennessee Intestate Statute.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3207 Acklen Avenue, Nashville, TN 37212.**

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this the 21st day of February, 2020.

Max Smith

Sheila Kiani by Max Smith, Attorney-in-Fact

Sheila Kiani by Max Smith, Attorney-in-Fact

Esther Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Max Smith** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of February, 2020.

My Commission expires 10-2-2023

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Max Smith** 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 on behalf of **Sheila Kiani**, as her Attorney in Fact, as the free act and deed of the within named **Sheila Kiani**.

Witness my hand and official seal this the 21st day of February, 2020.

My Commission expires 10-2-2023

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Esther Smith** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of February, 2020.

My Commission expires 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

True Copy Certification

I, John A Bell Jr., 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 TN

County of Davidson

Personally appeared before me, Dellana Lowhorn a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-2021

Notary' Seal (if on paper)