Karen Johnson Davidson County
Batch# 577728 DEEDWARRSP
02/24/2021 01:27:30 PM 6 pgs
Fees: $33.00 Taxes: $3,330.00
20210224-0023102

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (NFG)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
W.E. Sheriff 5621 Ottershaw Ct. Brentwood, TN 37027	Same	086-00-0-052.00

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JEFFREY A. SMITH, and wife, ELIZABETH ANN SMITH** (collectively, "Grantors"), have bargained and sold, and hereby transfer and convey to **W.E. SHERIFF**, his heirs and assigns ("Grantee"), certain real property located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 3616 and 3622 Central Pike, Nashville, Tennessee 37076.

Grantors covenant and bind themselves and their heirs and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming by, through or under Grantors (excluding claims arising out of Permitted Encumbrances), but not further or otherwise

[*Signature Page Follows*]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of February, 2021.

JEFFREY A. SMITH

Elizabeth Ann Smith

ELIZABETH ANN SMITH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Jeffrey A. Smith, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of February, 2021.

Notary Public

My Commission Expires:_____

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Elizabeth Ann Smith, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of February, 2021.

Notary Public

My Commission Expires:_____

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $900,000.00.

Affiant

Sworn to and subscribed before me this 22nd day of February, 2021.

Notary Public

My commission Expires:

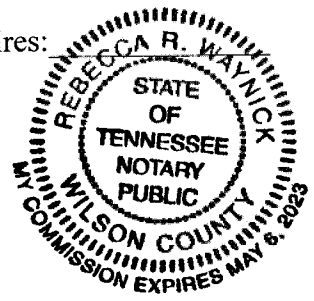


EXHIBIT A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 3 ON THE UNRECORDED SURVEY MADE BY ERNEST PARKER HALL, REGISTERED LAND SURVEYOR, TENNESSEE NO. 838, DATED OCTOBER 1, 1997, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A PK NAIL IN THE WEST MARGIN OF CENTRAL PIKE AND BEING THE NORTHEAST CORNER OF TRACT NO. 2; THENCE LEAVING SAID PIKE AND RUNNING WITH TRACT NO. 2 FOR THE NEXT FOUR CALLS, SOUTH 70° 40' 10" WEST 422.26 FEET 10 AN IRON ROD; THENCE SOUTH 27° 11' 07" WEST 234.11 FEET TO AN IRON ROD; THENCE SOUTH 0° 00' 33" EAST 245.73 FEET 10 AN IRON ROD; THENCE SOUTH 89° 59' 27" WEST 86.22 FEET 10 AN IRON ROD; THENCE LEAVING TRACT NO. 2, NORTH 0° 00' 33" WEST 350.0 FEET TO AN IRON ROD; THENCE NORTH 72° 27' 27" EAST 115.00 FEET TO AN IRON ROD; THENCE NORTH 3° 06' 27" EAST 710.53 FEET TO AN IRON ROD IN THE WEST MARGIN OF CENTRAL PIKE; THENCE WITH SAID MARGIN AND WITH A CURVE TO THE RIGHT WITH A RADIUS OF 1083.08 FEET FOR A DISTANCE OF 679.71 FEET AND HAVING A CHORD OF SOUTH 41° 32' 58" EAST 668.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.06 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY A. SMITH AND WIFE, ELIZABETH ANN SMITH, BY DEED FROM ODELL BINKLEY, JR, OF RECORD IN INSTRUMENT NO. 201506170057696, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

1. Taxes for the year 2021 and subsequent years, not yet due and payable.

2. Matters contained in Deed of record in Book 1036, Page 274, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Easement, by and between Soil Products, Inc. and First Suburban Water Utility District of Davidson County, Tennessee (Cumberland Utility District), a municipal corporation, its successors and assigns, of record in Book 7036, Page 447, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Odell Binkley, Jr., partner for Spire and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 11115, Page 460, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Agreement for Dedication of Easement - Water Mains and Appurtenances, by and between Odell Binkley, Jr., and Mary Evelyn Binkley and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Instrument No. 200403100027427, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Grant of Overhead Line Easement, by and between Odell Binkley, Jr., and Mary Evelyn Binkley and Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said government, of record in Instrument No. 200703010025311, in the Register's Office of Davidson County, Tennessee.

29806583.2

True Copy Certification

I, Matt Foster, 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.

Matt Foster
Signature

State of Tennessee

County of Davidson

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

Jodean M. King
Notary's Signature

My Commission Expires: 06/21/2021

Notary Seal:

