This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Info:

Karen Johnson Davidson County
Batch# 593497 DEEDWARR
03/17/2021 09:52:30 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00
20210317-0035114

SEND TAX BILL TO:
ADDRESS NEW OWNER:
Jeffrey and Elizabeth Smith
402 Beth Drive
Mt. Juliet, TN 37122

MORTGAGEE:
Renasant Bank
4422 Lebanon Road
Hermitage, TN 37076

MAP 86-01-49.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry W. Powell Properties, LLC** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jeffrey A. Smith and wife, Elizabeth Ann Smith**, hereinafter called the GRANTEE, their heirs, and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

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

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of Lot 7, Freeman & Hurd Property, a plat of which is of record in Book 5190, Page 689, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:
Beginning at a concrete monument at the Southwesterly corner of the property conveyed to Chevron Oil Company by deed from Bob Freeman, Trustee, of record in Book 4463, Page 766, Register's Office for Davidson County, Tennessee, said concrete monument being on the Northeasterly right-of-way line of Hickory Hill Lane; thence with the Northeasterly right-of-way of Hickory Hill Lane, N 37° 52 min. 13 sec. W 99.96 feet to an iron pin in said Northeasterly right-of-way; thence leaving said right-of-way, N 52° 10 min. 42 sec. E 224.47 feet to an iron pin; thence N 9° 38 min. 00 sec. E 231.60 feet to an iron pin; thence S 80° 22 min. 00 sec. E 10.21 feet to an iron pin; thence S 36° 9 min. 49 sec. E 199.46 feet to an iron pin; thence S 52° 18 min. 18 sec. W 69.96 feet to a concrete monument; thence S 36° 04 min. 49 sec. E 50.41 feet to an iron pin; thence S 52° 16 min. 47 sec. W 324.66 feet to the point of beginning, and containing 1.15 acres, more or less.

Being the same property conveyed to Larry W. Powell Properties, LLC, by Quitclaim Deed from Larry Powell Builders, Inc., of record in Instrument No. 20070320-0033502, in the Register's Office of Davidson County, Tennessee, dated March 9, 2007 and recorded on March 20, 2007.

This is improved property known as 1004 Hickory Hill Lane, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:
Subject to restrictions, dedications, conditions, reservations, easements and orther matters covenants contained on the plat of resubdivision of Lot 7, Freeman & Hurd Property, instrument of record in Plat Book 5190, page 689, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to an easement, set forth in an instrument of record in Book 5628, page 748 and Assignment of Easement Rights recorded in Book 6439. page 430 and Book 11404, page 754 said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
Subject to Stormwater Dentention Agreement set forth in an instrument of record in Instrument No. 20030211-0018687, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors 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.

WITNESS its hand this the 15th day of March, 2021.

Larry W. Powell Properties, LLC

By: Larry W. Powell, Sr., Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Larry W. Powell, Sr.,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Manager of **Larry W. Powell Properties, LLC**, the within named bargainor(s), and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the company as such authorized officer.

WITNESS my hand and official seal at office this 15th day of March, 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 value or consideration, whichever is greater, for this transfer is $1,100,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of March, 2021.

NOTARY PUBLIC
My Commission Expires:

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

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am 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.

Rebecca Waynick

State of Tennessee;County of Davidson

On this 15 day of March, 2021, personally appeared before me, Rebecca Waynick, a notary public for this county and state, Caitlin Marie Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Caitlin Marie Smith

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021