Karen Johnson Davidson County
Batch# 619253 DEEDWARRSP
04/20/2021 12:27:30 PM 6 pgs
Fees: $33.00 Taxes: $5,975.50
20210420-0052830

THIS INSTRUMENT PREPARED BY:
Stapp Law Firm PLLC (SFS)
3839 McKinney Avenue, Suite 155-613
Dallas, Texas 75204

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Tax Map/Parcel IDs:
Circle South Lafayette LLC 2000 McKinney Ave, Suite 1000 Dallas, Texas 75201	Same	Parcel No. 09310006500

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **THE ESTATE OF MR. THOMAS PRESTON SMITH** ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey, unto **CIRCLE SOUTH LAFAYETTE LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, the following described real property, to wit:

> ALL THOSE TRACTS OR PARCELS of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH all improvements situated thereupon and/or related thereto (the "Improvements"), and all rights, privileges, and easements, if any, appurtenant to and/or serving the Land and/or the Improvements (the Land, the Improvements and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Land and Improvements and with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered by matters arising by, through or under Grantor, except for the matters described on **Exhibit "B"** attached hereto.

Grantor further covenants and binds itself to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor (but not further or otherwise), except for claims arising out of the matters described on **Exhibit "B"** attached hereto.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 16th day of April, 2021.

GRANTOR:

THE ESTATE OF MR. THOMAS PRESTON SMITH

By: Cheryl Ann Naile
Name: Cheryl Ann Naile
Title: Executrix

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Cheryl Ann Naile, Executrix of the Estate of Mr. Thomas Preston Smith, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she as Executrix executed the foregoing instrument for the purposes therein expressed and contained, by signing her name as such Executrix.

Witness my hand and official seal this 16th day of April, 2021.

Notary Public
My Commission Expires: June 13,2022



STATE OF Tennessee

COUNTY OF Davidson

The actual consideration for this transfer, or value of the property conveyed (whichever is greater) is $1,615,000.00.

Cheryl Ann Nale
Affiant

Sworn to and subscribed before me,
this 10th day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 6/13/2022

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"

Legal Description of Property

BEING PART OF LOT NO. 25 ON THE MAP OF WILSON SPRINGS PROPERTY, OF RECORD IN MINUTE BOOK "C", PAGE 570, AND MINUTE BOOK "F", PAGE 279, OF THE CHANCERY COURT AT NASHVILLE, AND IN BOOK 14, PAGE 344, REGISTER'S OFFICE FOR DAVIDSON COUNTY, AND PART OF OLD 7TH AVENUE SOUTH, AS ABANDONED, AND DESCRIBED, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTH MARGIN OF LAFAYETTE STREET, AS NOW LOCATED AT RIGHT ANGLES TO AND 20 FEET EAST OF OLD 7TH AVENUE SOUTH, AS NOW ABANDONED, SAID PIN BEING IN THE APPROXIMATE CENTER LINE OF SAID OLD 7TH AVENUE SOUTH, AS ABANDONED AND CLOSED; THENCE WITH THE MARGIN OF LAFAYETTE STREET, SOUTHEASTERLY 65.7 FEET TO AN IRON PIN AND CONTINUING IN A SOUTHERLY DIRECTION WITH THE MARGIN OF SAID STREET, ALONG A CURVE HAVING A RADIUS OF 21 FEET, A DISTANCE OF 60 FEET, MORE OR LESS, TO A POINT IN THE NORTH MARGIN OF LEA AVENUE, AS NOW LOCATED; THENCE WITH THE MARGIN OF LEA AVENUE AS NOW LOCATED, WESTERLY 55.8 FEET TO AN IRON PIN IN THE CENTER LINE OF OLD 7TH AVENUE SOUTH, NOW ABANDONED AND CLOSED; THENCE WITH THE CENTER LINE OF THE SAME NORTH 61.7 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THOMAS PRESTON SMITH, BY DEED FROM SIDNEY FELDMAN AND ISADORE L. FELDMAN AND WIFE, AMANDA M. FELDMAN, OF RECORD IN BOOK 4650, PAGE 351, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Exhibit "B"

Permitted Exceptions

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

2. All matters shown on plat(s) of record in Minute Book C, Page 570; Minute Book F, Page 279; and Plat Book 14, Page 344, in the Register's Office of Davidson County, Tennessee.

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:

