THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 693811 DEEDWARR
08/10/2021 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20210810-0107508

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
HMD Capital, LLC 605 Chesterfield Way Nashville, TN 37212	Lakewood Partners II, LLC 202 S. Dunton Avenue Arlington Heights, IL 60005	104-10-0R-006.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **James L. Smith, III and Lillian Claire Spurling Smith, husband and wife, as tenants by the entirety**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **HMD Capital, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee. being Unit 6, The Chesterfield, a Planned Unit Development. as shown of record in Declaration of Covenants, Conditions and Restrictions field for record Instrument No. 20120627- 0056191 and amended in Instrument No. 20121025-0098031 and Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to James L. Smith, III and Lillian Claire Spurling Smith, husband and wife, as tenants by the entirety, by Warranty Deed from Ashley Baggett Nussmeyer and husband, Scott Nussmeyer, of record on July 13, 2016, at Instrument No. 20160713-0071796, Davidson County Register of Deeds.

This is property commonly known as 605 Chesterfield Way Nashville, TN 37212.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 3rd **day of August, 2021**:

James L. Smith III
James L. Smith III

Lillian Claire Spurling Smith
Lillian Claire Spurling Smith

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF ~~WILLIAMSON~~ Alachua

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James L. Smith III and Lillian Claire Spurling Smith**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. By Means of Physical Presence, who produced a FL License as identification.

Witness my hand and official seal, this 3rd day of August, 2021:

Notary Public Virginia G. Allen

My Commission Expires: 11/09/2024

VIRGINIA G. ALLEN
Notary Public-State of Florida
Commission # HH 61630
My Commission Expires
November 09, 2024

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF Alachua

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$575,000.00**:

James L. Smith III Lillian Claire Spurling Smith
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 3rd DAY OF August, 2021. By means of Physical Presence, James L. Smith III and Lillian Claire Spurling Smith produced a Fl. License as identification

Notary Public Virginia G. Allen

My Commission Expires: 11/09/2024

VIRGINIA G. ALLEN
Notary Public-State of Florida
Commission # HH 61630
My Commission Expires
November 09, 2024

Certificate of Authenticity
for Electronically Filed Document

I, Amanda Minor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 3, 2021 (date of document).

Date: August 9, 2021

Amanda Minor
Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 5th day of August, 20 21.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON