

**This Instrument Prepared By,
and When Recorded, Return To:**
Saddle Creek Title, LLC
871 Ridgeway Loop, Suite 115
Memphis, Tennessee 38120

Return to:
REALTY TITLE & ESCROW CO.
7700 Poplar Ave, Ste 216
Germantown, TN 38138
901-259-3282
17140287

WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of August, 2017, by and between **Karen Smith, unmarried**, party of the first part, and **Adam Stephen Rawie**, party of the second part, *a married person*

WITNESSETH: That for and in consideration of the purchase price, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of all is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Register County of State of Tennessee:

See Exhibit "A"

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered, except for unpaid City and County Taxes which are not yet due and payable, in the Shelby County Register's Office, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

[See Attached Signature Page.]

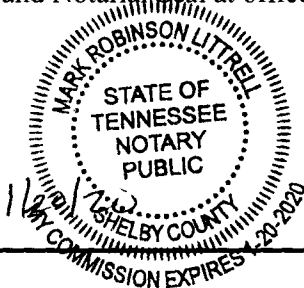
Karen Smith
Karen Smith

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Karen Smith, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 16 day of August, 2017.

My Commission Expires:



MR
Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **\$172,500.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Conrad Jacobs
Affiant

Subscribed and sworn to before me this 16th day of August, 2017.

Deanna Bicknell
Notary Public

My Commission Expires:



Tax Parcel: 183-030.03

Property Address: 1510 Hwy 196 S., Piperton, TN 38017

Name & Address of Owner and Mail Tax Notices to:

Adam S. Rawie
1510 Hwy 196 S.
Piperton, TN 38017

Exhibit "A"

Parcel One: Beginning at a point in the east line of Chulahoma Road, said point being in the west line of said Section 10 and being 639.0 feet south of the northwest corner of said Section 10 and being the northwest corner of the Catherine Marie Chandler 33.418 acre tract; thence southwardly along Chulahoma Road and the west line of Section 10 a distance of 214.85 feet to a point; thence eastwardly with an interior angle of 90 degrees a distance of 259.01 feet to a point; thence northwestwardly with an interior angle of 63 degrees, 08 minutes, 31 seconds a distance of 234.85 feet to a point in the north line of the Catherine Marie Chandler 33.418 tract; thence westwardly with an interior angle of 118 degrees, 51 minutes, 23 seconds a distance of 153.0 feet to the point of beginning.

Parcel Two:

Section 1: Commencing at the northwest corner of Section 10; thence South along the west line of Section 10, a distance of 639.80 feet to a point; thence S 88° 07' E, a distance of 153.00 feet to the point of beginning; then S 88 degrees 07 minutes E, a distance of 50.97 feet to a point; thence S 6 degrees 08 minutes 29 seconds W, a distance of 82.17 feet to a point; thence N 26 degrees 49 minutes 21 seconds W, a distance of 93.42 feet to the point of beginning..

Section 2: Commencing at the northwest corner of Section 10; thence South along the west line of Section 10, a distance of 854.65 feet to the point of beginning; thence East , a distance of 259.01 feet to a point; thence S 45 degrees 44 minutes 29 seconds W, a distance of 23.34 feet to a point; thence N 87 degrees 32 minutes W a distance of 242.52 feet to a point; thence North along the west line of Section 10, a distance of 5.85 feet to the point of beginning.

Section 3: Commencing at the northwest corner of Section 10; thence South along the west line of Section 10; a distance of 854.65 feet to a point; thence East, a distance of 259.01 feet to the point of beginning; thence N 26 degrees 49 minutes 21 seconds W, a distance of 115.81 feet to a point; thence S 81 degrees 46 minutes 13 seconds E, a distance of 52.80 feet to a point; thence South, a distance of 95.79 feet to the point of beginning.

This being the same property conveyed to Grantor by a Warranty Deed of record at Instrument Number 15002407, in the Register's Office of Fayette County, Tennessee.

Property Address: 1510 Hwy 196 S., Piperton, TN 38017
Parcel ID: 183-030.03

FAYETTE COUNTY
TRANSFER

AUG 17 2017

ASSessed PROPERTY
BY *Mark Ward CR*

17005084

3 PGS:AL-WARRANTY DEED	
PEGGY BATCH: 88216	
08/17/2017 - 10:03 AM	
VALUE	172500.00
MORTGAGE TAX	0.00
TRANSFER TAX	638.25
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	656.25

STATE OF TENNESSEE, FAYETTE COUNTY
SISSY DOWDLE
REGISTER OF DEEDS