WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF : DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 92,000.00

Leah S. Smith

Leah S. Smith, Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 2[illegible] July, 2008

[illegible], Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/28/08 11:01 4 pg:
Fees:23.00 Taxes:340.40

20080728-0076757

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C.
Ernest B. Williams, IV, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Leah S, Smith **2214-A Cabin Hille Road** **Nashville, TN 37214**	**Same As Owner**	086-11-0B-026.00CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I, **MI CHAEL T. HOLLAND,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEAH S. SMITH,** HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A (PROPERTY DESCRIPTION)

Being the same property conveyed to Michael T. Holland by deed recorded at Instrument No. 20080130-0009716, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

SEE EXHIBIT B (EXCEPTIONS)

This is X improved ☐ unimproved property, known as 424 Raintree Place, Hermitage TN 37076.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 21st day of July, 2008.

Michael T. Holland

State of Tennessee
County of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Michael T. Holland, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledges that he executed the within instrument for the purpose therein contained.

[illegible] Johnson, Notary Public

STATE OF TENNESSEE NOTARY PUBLIC A. HARRISON JOHNSON DAVIDSON COUNTY My Commission Expires [illegible], 2012

RETURN TO:
Williams & Prochaska, P.C.
401 Church St., Suite 2600
Nashville, Tennessee 37219

EXHIBIT A
LEGAL DESCRIPTION

Formal Address: 424 Raintree Place
Hermitage, TN 37076

Map/Parcel: 086-11-0B-026.00CO

Description:

Land in Davison County, Tennessee. being a certain Condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. 3, Building No. 11 in Raintree Village (a condominium) created under Chapter 27, Title 64 of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, Page 140, Registers Office, Davidson County, Tennessee, as amended by a Deed of Amendment of record in Book 4980, Page 378, said Register's Office, and as shown on the revised plat of Hermitage Woods Condominium Apartments, Phase II and Il-A, of record in Book 4860, Page 62-64, in said Registers Office to which reference is hereby made.

Garage Number 11 -3-G (formerly known as 11-3-6) is a limited common element for the exclusive use of the occupant of said unit.

EXHIBIT B (EXCEPTIONS)

1. Master Deed of record as Book 4753, page 140, amended in Book 4980, page 378, Book 5165, page 781, Book 5172, page 77, Instrument No. 20040428-0047940 and Instrument No. 20040826-0103606, Register's Office for said County.

2. Matters shown on the Plan of record as Book 4860, page 62 through 64, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Book 5193, page 821, said Register's Office.

4. Anchor Easement of record as Book 5578, page 752, said Register's Office.

5. Easement Agreement of record as Book 9418, page 950, said Register's Office.