WARRANTY DEED

Record & Return to:
Covenant Title & Escrow
100 North Main Street
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20120010195 DEEDWARR
Recvd: 02/10/12 09:03 2 pgs
Fees:13.00 Taxes:388.50

20120210-0011909

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-29-2015

(AFFIX SEAL)

DARLENE EDWARDS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 695 President Place, Ste 202, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alice Lurene Smith	United Unclaimed	136150A05100CO
(NAME)	(NAME)	
3405 Old Anderson Road, Townhome 219	~~SAME~~ 555 S. Adams Rd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, MI 48009	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathleen C. Gardner , Devisee for the Estate of Barbara Sue Gardner**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Alice L. Smith, unmarried** , hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 51, of First Revision to Phase 2 Final Plat, Watercrest Townhomes, a Horizontal Property Regime, of record in Plat Book 11190, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Barbara S. Gardner by Deed from Felicia A. Dirl, dated 08/20/2004 and filed for record on 09/02/2004 in Instrument 200409020106373, Register's Office for Davidson County, Tennessee.

The said Barbara Sue Gardner died testate on 9/10/2011 devising subject property to Kathleen C. Gardner as evidenced by the Last Will and Testament of Barbara Sue Gardner filed under Document No 11P1571, in the Probate Court Clerk's Office for Davidson County.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to Restrictive Covenants of record in Deed Book 10788, page 553, Book 11158, Page 931, Easement of record in Book 2242, Page 139, Book 2875, Page 299, Book 4438, Page 711 Book 11433, Page 449, HOA Charter in Book 10788, Page 546, Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3405 Old Anderson Road, Townhome 219, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), her heirs and/or 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), her heirs and/or 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 my hand this 31st day of January 2012

ESTATE OF BARBARA SUE GARDNER

Kathleen C. Gardner
Kathleen C. Gardner, Devisee

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathleen C. Gardner the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of January, 2012.

Connie Beard
Notary Public
My Commission Expires: 6-17-13

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
695 President Place, Ste 202
Smyrna, TN 37167