# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120031122 DEEDWARR
Recvd: 04/30/12 09:35 2 pgs
Fees: 13.00 Taxes: 406.63

20120430-0036447

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES: July 29, 2013.
(AFFIX SEAL)

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Hannah A. Tart | New Owner | 109-05-0D-120.00 CO |
| (NAME) | (NAME) | |
| 1832 Lincoya Bay Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Angela D. Smith and husband, Hugh V. Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hannah A. Tart, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Unit No. 1832 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, a Planned Unit Development, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20050923-0114373, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to Angela Poston, by Warranty Deed from 70 South Associates, LLC, a Tennessee limited liability company, dated 5/24/06 and recorded 6/13/06 in Instrument No. 20060613-0070252, in the Register's Office of Davidson County, Tennessee. Angela Poston is now married to Hugh V. Smith and is known as Angela D. Smith. The said Hugh V. Smith hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

Subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 20040628-0076712, Register's Office for Davidson County, Tennessee. Supplementary Declarations of record in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee. Charter in Instrument No. 20060314-0028980, Register's Office for Davidson County, Tennessee. Conveyance of Common Areas in Instrument No. 20061229-0161140, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1832 Lincoya Bay Drive, Nashville, TN 37214
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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 26th day of April, 2012.

Angela D. Smith

Hugh V. Smith by Angela D. Smith, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela D. Smith, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

On this 26th day of April 2012 before me personally appeared Angela D. Smith, the person who executed the foregoing instrument on behalf of Hugh V. Smith, and acknowledged that she executed the same as the free act and deed of the said Hugh V. Smith, through Power of Attorney granted April 20, 2012 by the said Hugh V. Smith.

Witness my hand and official seal at Franklin, Tennessee this 26th day of April, 2012.

Commission expires: July 29, 2013

Tahira J. Pyatka Notary Public

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 7/29/2013
Davidson County