WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140014721 DEEDWARR
Recvd: 03/04/14 12:30 2 pgs
Fees:13.00 Taxes:1274.10
20140304-0018071

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: 03-07-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amber L. Gillock	NEW OWNER	117030E00200CO
(NAME)	(NAME)	
2 Sharonwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, I, **Murray W. Smith , a single person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Amber L. Gillock, an unmarried woman**, 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 Unit No. 2, as shown on the Plan of Sharonwood Condominium, a Horizontal Property Regime, of record in Book6200, Page 561, Register's Office for Davidson County, Tennessee, and filed as Exhibit "B" to and established by the Master Deed of record in Book7124, Page 177, Book7274, Page 163, Instrument 200501100003514, Instrument 200601240009155 and in Instrument 200804030033769, Register's Office for Davidson County,Tennessee, together with an undivided percentage interest in the common area/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Murray W. Smith, a single person by Warranty Deed dated 02/13/2007 from James Norris Johnson and wife, Catherine Stutzner of record in Instrument 200702200020821, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Book 6200, Page 497, Book 6200, Page 561, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 200605160057032, said Register's Office.
Master Deed of record in Book 7274, Page 163, said Register's Office.
Master Deed of record in Instrument 200501100003514, said Register's Office.
Master Deed of record in Instrument 200804030033769, said Register's Office.
Master Deed and By-Laws filed for record in Book 7124, Page 177, said Register's Office.
Stormwater Detention Agreement Easement of record in Book 6826, Page 142, said Register's Office.
Charter of record in Instrument 200604260047595, said Register's Office.
Charter Amendment of record in Instrument 200605160057033, said Register's Office.

Said Deed of Trust was corrected by Scrivener's Affidavit in Instrument 200906260059554, said Register's Office.
Unpaid condominium assessments, if any, are a lien pursuant to TCA 66-27-415.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

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 2 Sharonwood Drive, Nashville, TN 37215
(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 28th day of February, 2014.

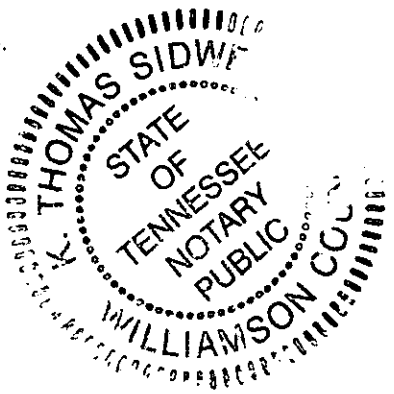
Murray W. Smith

State of Tennessee
County of Williamson

Personally appeared before me Murray W. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of February, 2014.

Notary Public
My Commission Expires: 11/15/17



RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027