RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140014985 DEEDWARR
Recvd: 03/05/14 10:01 2 pgs
Fees:13.00 Taxes:656.75
20140305-0018392

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13120057** CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $177,500.00 Affiant Subscribed and sworn to before me, this 3rd day of March, 2014. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Heather Smith 747 Harpeth Trace Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 143020C01500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marcie Ann Douget and William Josh Anderson,** wife and husband ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: **Heather R. Smith, unmarried

Land in Davidson County, Tennessee, being Unit 15, PLAN OF HARPETH KNOLL, PLANNED UNIT DEVELOPMENT, as shown on plat of record in Plat Book 5200, Page 764, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marcie Ann Douget and William Josh Anderson, as joint tenants with the right of survivorship by Warranty Deed from Sue Ellen Hatton, Executrix of the Estate of N. Owen Hovater, deceased, recorded on the 6th day of June, 2005 in Instrument No. 20050606-0064474, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF HARPETH KNOLL, PLANNED UNIT DEVELOPMENT, as recorded in Plat Book 5200, Page(s) 764.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 6280, Page 478, amended at Instrument No. 20070405-0041277.

Terms and provisions of by-Laws of Harpeth Knoll Homeowners' Association recorded in Book 6280, Page 486.

Charter of Harpeth Knoll Homeowners' Association recorded in Book 6272, Page 636, amended in Book 8176, Page 699.

Easement recorded in Book 7465, Page 719.

Warranty Deed for Common Area recorded in Book 6353, Page 228.

This is improved property located at 747 Harpeth Trace Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of March, 2014.

Marcie Ann Douget by William Josh Anderson, Attorney-in-Fact

Marcie Ann Douget by William Josh Anderson
William Josh Anderson, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Josh Anderson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Josh Anderson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Marcie Ann Douget, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 3rd day of March, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014