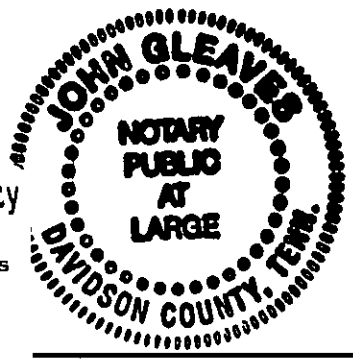
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20140034992 DEEDWARR
Recvd: 05/20/14 10:14 2 pgs
Fees:13.00 Taxes:460.65

20140520-0043194

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael G. Smith	SWBC Mortgage Corporation	064120A62400CO
(NAME)	(NAME)	
1704 Montclair Blvd	9311 San Pedro Ave, #100	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	San Antonio, TX 78216	
(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, we, **Toby Gilbert Merryman and Stephen Dallas Merryman and Gina Michelle Schultz**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael G. Smith, an unmarried man**, hereinafter called the GRANTEE(S), their 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. 624, as shown on the Fox Run Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as shown on plat of record in Plan Book 6250, Page 118, a Horizontal Property Regime, filed as Schedule "A" to and established by the Deed of Correction of Master Deed of record in Book 5895, Page 516, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/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 obligation of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Toby Gilbert Merryman and Stephen Dallas Merryman and Gina Michelle Schultz by Affidavit of Inheritance filed in Instrument Number 20110811-0062052, Register's Office of Davidson County, Tennessee.

This conveyance is subject to: (1) Real Property Taxes for the year 2014 and subsequent years, a lien not yet due and payable; (2) All matters as set forth on the plat of record in Plat Book 6250, Page 118; (3) The Master Deed establishing a "Horizontal Property Regime" of 5535, of record in Book 713; Book 5895, page 516; Book 5936, page 301; Book 8510, page 95 and Book 6370, page 817; (4) By-Laws of record in Book 5548, Page 852; Book 5564, page 582; Book 5896, page 1; Book 8510, page 100 and Instrument Number 20120620-0053936; (5) Charter of the Homeowner's Association of record in Book 5208, Page 188; (6) Easements of record in Book 8305, Page 646, Register's Office for said County.

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 624 Weatherbeaten Place, Hermitage, TN 37076
(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), their 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), their 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 our hands this 15th day of May, 2014.

Toby Gilbert Merryman

Stephen Dallas Merryman

Gina Michelle Schultz

State of Tennessee
County of Wilson .

Personally appeared before me Toby Gilbert Merryman, Stephen Dallas Merryman, and Gina Michelle Schultz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand ~~and seal~~ this 15th day of May, 2014.

Notary Public

My Commission Expires:

KIMIE PERRY
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122