Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Davidson County	DEEDWARR
Recvd: 06/24/14 13:36	3 pgs
Fees:18.00 Taxes:407.00	
20140624-0055022	

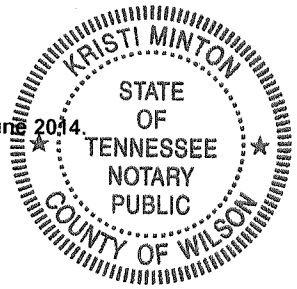
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Subscribed and sworn to before me, this 20th day of June 2014.

Kristi Minton
Notary Public
My commission expires: 9/18/17



Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Charles Hargrove	First Bank	129-150A-056
21 Vaughns Gap Rd. #D-56	5029 Harpeth Dr.	
Nashville TN 37205	Brentwood, Tn. 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Scott Smith and wife Bayley Smith hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Charles Hargrove, unmarried hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Certain Condominium apartment located in Davidson County Tennessee being Unit Number 56 of Belle Meade Highlands Condominium crated under the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq of the Tennessee Code Annotated as amended, and as established by the Master Deed establishing a Horizontal Property Regime of Belle Meade Highlands Condominium of record in Book 7091 Page 302 Register's Office for Davidson County, Tennessee together with the undivided percentage interest int he common elements appurtenant to said unit as et forth in Exhibit A lot of the Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of said unit.

Being the same property conveyed to Scott Smith and wife, Bayley Smith by Warranty Deed from Federal National Mortgage Association of record in Instrument No. 20130307-0022597 and dated February 2, 2013.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 7091 Page 302 and amended in Instrument No. 20080424-0042111.Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options,

burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Belle Meade Highlands Condominium 3) Charter of Belle Meade Highlands Condominium association of record in Book 7091 Page 368 4) Bylaws for Belle Meade Highlands Condominium Association of record in Book 7091 Page 351 and amended in Instrument No. 20071025-0126213.

This property is improved property known as 21 Vaughns Gap Rd. #D-56, Nashville, Tennessee 37205

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 27 day of June, 2014.

Scott Smith

Bayley Smith

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 Scott Smith and Bayley Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27 day of June, 2014.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/23/15

FILE NO: 08244

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

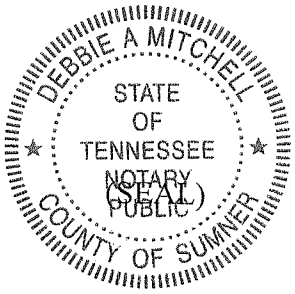
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Debbie A. Mitchell
Notary Public

My Commission Expires: 4/19/2017