WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140050940 DEEDWARR
Recvd: 07/16/14 10:37 2 pgs
Fees:13.00 Taxes:436.23
20140716-0062777

KRISTI MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Williamson

$ 117,900.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$140,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sara Grace Smith	F+M Bank	105100A40600CO
(NAME)	(NAME)	
2020 Beech Avenue, Apartment D5	50 Franklin St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Clarksville, TN 37040	
(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, **Samuel DeLuca, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Sara Grace Smith, unmarried**, 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:

Located in Davidson County, Tennessee, being Unit No. D5, on the plan of Beechtree Condominiums, filed as Exhibit to and established by Master Deed of record in Book 11174, page 284, as amended in Book 11680, page 193, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complate and accurate legal description.

Being the same property conveyed to Samuel DeLuca by Warranty Deed from Joseph Yesville, unmarried, dated July 29, 2006 and filed in Instrument Number 20080804-0080235, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth on the plat of record in Plat Book 332, Page 130, (2) The Master Deed establishing a "Horizontal Property Regime" of Beechtree Condominiums, of record in Book 11174, page 284 and Book 11680, page 193, (3) Easement of record in Book 3183, Page 65 and Instrument Number 20090930-0090862, (4) Charter of the Homeowner's Association of record in Book 11163, Page 16, and (5) Quitclaim Deed to the Homeowners Association filed in Instrument Number 20041230-0155036, said Register's Office.

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 2020 Beech Avenue, Apartment D5, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01291-11206
SMG TN Warranty Deed

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 my hand this 11th day of July, 2014.

Samuel DeLuca

State of Massachusetts
County of Middlesex

Personally appeared before me Samuel DeLuca, 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 11th day of July, 2014.

Notary Public
My Commission Expires: 09/17/2015

STEPHEN J. LAWLESS
MY COMMISSION EXPIRES
SEPT 17, 2015
NOTARY PUBLIC
COMMONWEALTH OF
MASSACHUSETTS

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067