WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 14, 2015

(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
Bob Betterton	NEW OWNER	142070C09400CO
(NAME)	(NAME)	
101 Newsom Green		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/31/14 07:47 3 pgs
Fees:18.00 Taxes:740.00
20140731-0068121

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, **Estate of Donn Martin Smith**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Bob Betterton**, 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. 94, as shown on the plat of Ashley Green, a Horizontal Property Regime, filed as Exhibit "C" to and established b y the Master Deed of record in Book 7184, Page 44, and as amended by documents recorded in Book 7467, Page 269, and Book 7482, Page 312, and also amended by document recorded in Instrument 201111010084880,, 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 obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Donn M. Smith, unmarried by Warranty Deed dated 04/18/2001 from Jane C. Williams Robinson of record in Instrument 200104190038890, Register's Office for Davidson County, Tennessee.

The said Donn Martin Smith died testate on May 7, 2014 devising subject property to Donna Marie Smith, Executrix as evidenced by the Last Will and Testament of Donn Martin Smith, Deceased filed in Will Document No 14P826, in the Probate Court Clerk's Office for Davidson County.

This conveyance is subject to (1) All matters as set forth per Plat Book 6900, Page 24 and Book 6900, Page 978, (2) Master Deed and By-Laws filed for record in Book 7184, Page 44, as amended of record in Book 7467, Page 279, Book 7482, Page 312, and in Instrument 201111010084880, (3) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 5374, Page 511, (4) Final Judgment and Decree Easement of record in Book 5407, Page 643, (5) Easement of record in Book 6483, Page 907, (6) Agreement for Dedication of Public Utilities Easement Easement of record in Instrument 200607240088823, and

(7) Charter of record in Book 6894, Page 116, 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 101 Newsom Green, Nashville, TN 37221
(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 my hand this 28th day of July, 2014.

ESTATE OF DONN MARTIN SMITH

Donna M Smith

Donna Marie Smith, Executrix

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 Donna Marie Smith, the Executrix for the estate of Donn Martin Smith ,the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of July, 2014.

Notary Public
My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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

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.

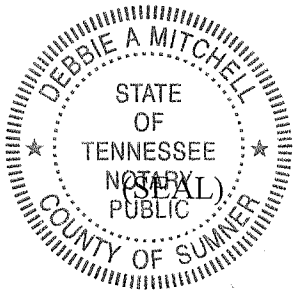
Attorney or Custodian

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.



(SEAL)

Debbie A. Mitchell

Notary Public

My Commission Expires: 4/19/2017