THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14071524** BILL GARRETT, Davidson County Trans:T20140066898 DEEDWARR Recvd: 09/09/14 08:57 2 pgs Fees:13.00 Taxes:1054.50 20140909-0082296	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Affiant Subscribed and sworn to before me, this 5th day of September, 2014. Notary Public My Commission Expires:

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew Smith 6768 Sugar Hill Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 181010A13300CO

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, **Larry Reid, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Smith, single man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 187, SECTION FOUR, SUGAR VALLEY, as shown on plat of record in Instrument No. 20000523-0051444, 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 Larry Reid, a single man by Warranty Deed from David A. Sanders, recorded on the 8th day of July, 2005 in Instrument No. 20050708-0079489, re-recorded at Instrument No. 20050719-0083763, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FOUR, SUGAR VALLEY, as recorded in Instrument No. 20000523-0051444 and Boundary Plat recorded in Plat Book 9700, Page 374.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11069, Page 14 and Instrument Nos. 20000523-0051637 and 20040203-0013041.

Terms and provisions of by-Laws recorded in Book 11069, Page 24.

Charter recorded in Book 11069, Page 6.

Easement recorded in Book 5674, Page 863, Book 9487, Page 901 and Book 9343, Page 202.

Dedication of Perpetual Easement for Entrance Wall recorded at Instrument No. 20040205-0014018.

Quitclaim Deed for Open Space recorded at Instrument No. 20130523-0052431.

Right-of-Way Easement recorded in Plat Book 421, Page 146.

This is improved property located at 6768 Sugar Hill Drive Nashville TN 37211

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 5th day of September, 2014.

Larry Reid

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 5th day of September, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014