WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/20/14 09:10 2 pgs
Fees:13.00 Taxes:666.00
20141020-0096275

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$180,000.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of October, 2014.

Notary Public

My commission expires: 5-26-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carolyn K. Smith **Brandon S. Smith**	**US Bank NA**	**Map 114-08-0C Parcel 026-00co**
7277 Charlotte Pike #109	**7601 Penn Ave. S. Ste A1**	
Nashville, TN 37209	**Richfield, MN 55423**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robin Carter Anderson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carolyn K. Smith and Brandon S. Smith, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee and being known and designated as all of Unit 26 on the Plan of West Park Phase 1, as established by Master Deed for West Park Homeowners Association, Inc., of record in Instrument No. 20040304-0024541, in the Register's Office for Davidson County, Tennessee, to which plan specific reference is hereby made for a more complete description of said property.

Being the same property conveyed to Steven C. Anderson, unmarried, by Deed dated November 24, 2004 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20041209-0146879, Register's Office for Davidson County, Tennessee. The said Steven C. Anderson having since died April 28, 2011. Robin Carter Anderson, Administratrix of the Estate of Steven Charles Anderson, having sold to Robin Carter Anderson, unmarried, of record in Instrument No. 20120618-0053199, dated June 14, 2012, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: 1)Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record as Instrument No. 20040304-0024541, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familiar status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to the handicap but does not discriminate against handicapped persons. First Amendment of record in Instrument No. 20041221-0151363, and Second Amendment of record in Instrument No. 20050222-0018812, Register's Office for Davidson County, Tennessee. 2)An Overhang Easement for electric power lines and incidental use over a portion of the property granted to The Metropolitan Government by The Eldorado Company of record in Deed Book 6301, Page 684, Register's Office for Davidson County, Tennessee. 3)Storm water Detention Agreement of record in Instrument No. 20030530-0073233, Register's Office for Davidson County, Tennessee. 4)Subject to all matters shown on the Plan of Boundary Plan of West Park, of record in Instrument No. 20040624-0075136, Register's Office for Davidson County, Tennessee. 5)Subject to all matters shown on the Plan of West Park, Phase One, of record in Instrument No. 20040624-0075135, Register's Office for Davidson County, Tennessee. 6)Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **7277 Charlotte Pike #109, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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/our hand(s) this **17th** day of **October, 2014.**

Robin Carter Anderson

Robin Carter Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Robin Carter Anderson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **October, 2014.**

Diana A. Aubin

Notary Public

My Commission Expires: 11-15-15

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, 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.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.