14.1.247

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14102111**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $195,000.00. Leslie McCallum Affiant Subscribed and sworn to before me, this 10th day of November, 2014. Notary Public My Commission Expires My Commission Expires October 30, 2016

LEAH A. TURNER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Greg Grant and Lauren Grant 1511 Hamden Drive Nashville TN 37211	New Owner P.O. Box 3062 Brentwood TN 37024	Tax Parcel ID No. 161-06-0-A-150.00 CO

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, **Ryan D. Smith and Rachel C. Smith, Husband and Wife and Steve C. Waterman and Celeste B. Waterman, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Greg Grant and Lauren Grant, Husband and Wife**, ("Grantees"), its 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 Unit 150, OAKHILL TOWNHOMES, PHASE 3, as shown on Exhibit "A-1" of record in Instrument No. 20080709-0070601, 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 Ryan D. Smith and wife, Rachel C. Smith and Steve C. Waterman and wife, Celeste B. Waterman by Deed from Centex Homes, a Nevada general partnership, recorded on the 3rd day of March, 2009 in Instrument No. 20090303-0018681, 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 2015 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 Exhibit "A-1" of OAKHILL TOWNHOMES, PHASE 3, as recorded in Instrument No. 20080709-0070601.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions, Restrictions and Easements recorded in Instrument Nos. 20070614-0071397 and 20080709-0070601.

BILL GARRETT, Davidson County
Trans:T20140085417 DEEDWARR
Recvd: 11/12/14 15:09 2 pgs
Fees:13.00 Taxes:721.50
20141112-0104522

Conveyance for common areas and open space recorded at Instrument No. 20080909-0092190.

This is improved property located at 1511 Hamden 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 10th day of November, 2014.

Ryan D. Smith

Rachel C. Smith

Steve C. Waterman by Rachel C. Smith, his Attorney-in-Fact

Celeste B. Waterman by Rachel C. Smith, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan D. Smith, 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 10th day of November, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rachel Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Steve C. Waterman and Celeste B. Waterman, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of November, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018