Prepared by:
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BILL GARRETT, Davidson County
Trans:T20140088637 DEEDWARR
Recvd: 11/25/14 08:30 2 pgs
Fees:13.00 Taxes:724.09

20141125-0108419

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $195,700.00

Affiant

Subscribed and sworn to before me, this 21st day of November 2014.

Notary Public
My commission expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Meghan C. LePage 5025 Hillsboro Pike #17B Nashville TN 37215	Farmington Mortgage 2002 Richard Jones Road Suite 300A Nashville, TN 37215	131-010D/144.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Andrew Smith and wife Misti Allison Counts hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Meghan C. LePage, an unmarried woman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 144 A/K/A Apt. No. 17B on the Plan of Georgetown Condominium Apartments of record in Plat Book 5200, page 4, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133, Book 6079, page 516, said Register's Office.

Being the same property conveyed to Jeffrey G. Bixenman and Misti Counts-Bixenman from Jeffrey G. Bixenman by deed of record in Instrument No. 20020211-0017865, Register's Office for Davidson County, Tennessee. Jeffrey G. Bixenman further conveyed all of his interest in the property by Deed dated August 11, 2004 to Misti Allison Counts of record in Instrument No. 20040818-0099789, Register's Office for Davidson County, Tennessee. Misti Alllison Counts conveyed an interest to Andrew Smith by Deed of record in Instrument No. 20051020-0126335, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 5211 Page 325 and amended in Book 5616 Page 133 and Bok 6079 Page 516.Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options,

burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Georgetown Condominiums 3) Charter of Georgetown Condominium Association of record in Book 5233 Page 459 4) Sanitary Sewer Storm Drainage Easement of record in Book 4308 Page 575 5) Easement for Sewer Line of record in Book 4308 Page 650 9) Easement to Electrical Power Board of record in Book 7873 Page 859 6) Easement to Comcast of record in Instrument No. 20110620-0047283

This property is improved property known as 5025 Hillsboro Pike #17B, Nashville, Tennessee 37215

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 20th day of November, 2014.

Andrew Smith

Misti Allison Counts

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Smith and Misti Allison Counts, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of November, 2014.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/23/15

FILE NO: 08515