THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December, 2014. Notary Public MY COMMISSION EXPIRES: 2/4/2016 (AFFIX SEAL)

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BOX 50-3 RETURN TO:

PREPARED BY:

BILL GARRETT, Davidson County
Trans:T20140091220 DEEDWARR
Recvd: 12/05/14 11:46 2 pgs
Fees:13.00 Taxes:395.90

20141205-0111667

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angie Knoch Smith	Angie Knoch Smith	MAP & PARCEL
1221 Otter Creek Road	1221 Otter Creek Road	117-03-0B-113.00-CO
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Marjorie Martin Prather, formerly known as Marjorie Martin**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angie Knoch 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, being Unit H-2 on the plan of (revised) The Villager Condominium Apartments of record in Plat Book 5200, Page 201, 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 Villager Condominium, a horizontal property regime established by Master Deed and By-laws of record in Book 5434, Page 665, Amended in Book 5487, Page 967, said Register's Office.

Being the same property conveyed to Marjorie Martin, unmarried by Warranty deed from Harold E. Martin and Helen L. Martin, husband and wife of record in Book 11762, page 33, Register's Office for Davidson County, Tennessee, dated November 16, 1999 and recorded on November 30, 1999. Marjorie Martin is also known as Marjorie Martin Prather.

This property is not and has never been a marital residence of Marjorie Martin Prather.

John Stuart Prather joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Marjorie Martin Prater.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **2601 Hillsboro Road #H2, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hands this the 3rd day of December, 2014.

Marjorie M. Prather

Marjorie Martin Prather

John Stuart Prather

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 **Marjorie Martin Prather** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of December, 2014.

My Commission expires: 10/18/16

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 John Stuart Prather the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of December, 2014.

My Commission expires: 10/18/16

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY