BILL GARRETT, Davidson County
Trans:T20140096580 DEEDWARR
Recvd: 12/26/14 14:56 2 pgs
Fees:13.00 Taxes:290.45
20141226-0118077

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0534HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,500.00.

Affiant

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of December, 2014.

Notary Public
Commission Expires: 10-28-2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew L. Burnett P.O. Box 1610 Springfield, TN 37172	OWNER	026-05-0A-003.00 (CO)

WARRANTY DEED

FOR AND IN 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, I/WE,

Nancy G. Smith, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew L. Burnett and Martha Burnett, husband and wife

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 No. 3 as set forth on the Restated Master Deed Establishing the Horizontal Property Regime of Colonial Square Condominiums, with appended exhibits, Amended Declaration of Covenants, Conditions and Restrictions and By-Laws of Colonial Square Condominiums, Inc. of record in Instrument Number 20120215-0013135, Register's Office for Davidson County, Tennessee, to which reference is hereby made, together with the appurtenant interest in and to the common elements as depicted upon Exhibit "B" to the Restated Master Deed of Colonial Square Condominiums.

BEING the same property conveyed to Nancy G. Smith by Special Warranty Deed from Wilson Bank & Trust, dated 8/19/11 and recorded 8/23/11 in Instrument Number 20110823-0065022, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed for Purposes of Correction dated 2/14/12 and recorded 2/15/12 in Instrument Number 20120215-0013137 (recorded for purpose of reflecting corrections described in Restated Master Deed Establishing and Amended Declaration of Covenants, Conditions and Restrictions and By-Laws of Colonial Square Condominiums, Inc. which was recorded in Instrument Number 20120215-0013135), said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 405 Two Mile Pike Unit #3 C, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of December, 2014.

Nancy G. Smith

Nancy G. Smith

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nancy G. Smith** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 22nd day of December, 2014.

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

(Notary Seal)

Notary Public
My Commission Expires: 10-28-2015