This instrument prepared by:
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Franklin, TN 37064
Attn: Leigh Anne Sailors
File #22513.2015

BILL GARRETT, Davidson County
Trans:T20150016974 DEEDWARR
Recvd: 03/09/15 15:54 3 pgs
Fees:18.00 Taxes:1476.30
20150309-0020134

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Margaret H. Smith 404 A Theresa Ave Nashville, TN 37205	NEW OWNER	Part of 104 01 0 334.00

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, Bonnie T. Mitchell**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Margaret H. Smith, an unmarried woman,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit Number A, together with the appurtenant interest in the common area for Unit A of Theresa Avenue Commons, a horizontal property regime established in Declaration of Covenants, Conditions and Restriction for Theresa Avenue Commons of record in Instrument # 20140328-0025779 Register's Office of Davidson County, said unit be depicted on the plat as shown on Exhibit C of the aforementioned instrument.

Being a portion of the same property conveyed to Bonnie T. Mitchell, a married woman, by Deed dated February 28, 2014 from Molly Sears and Timothy Monroe Sears, husband and wife, and being of record in Instrument Number 20140303-0017711, Register's Office of Davidson County, Tennessee.

The above described property is not and has never been the principal residence of the Grantor

SUBJECT TO THE FOLLOWING:

1. 2015 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantees for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Declaration of Covenants for Theresa Avenue Commons of record in Instrument Number 20140328-0025779, said Register's Office.
5. Any and all notes and matters on the Plan of record in Plat Book 547, page 36, said Register's Office.
6. Charter for Theresa Avenue Commons of record in Instrument Number 20140408-0029159, said Register's Office.

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, her heirs and assigns, forever;

AND I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 404-A Theresa Avenue, Nashville, Tennessee 37205.

Executed on this 25th day of February, 2015.

Bonnie T. Mitchell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Bonnie T. Mitchell, 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 this 26 day of February, 2015.

Notary Public

My Commission Expires: 7-6-15

Thomas N. Jones Notary Public State of Tennessee County of Williamson

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $399,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 26th day of February, 2015.

Notary Public

My Commission Expires: _____

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017