WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150020586 DEEDWARR
Recvd: 03/20/15 14:11 4 pgs
Fees:23.00 Taxes:518.00
20150320-0024321

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $140,000.00.

Mary Ruth Smith, Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 17TH DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ERNEST B. WILLIAMS IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 8, 2016

THIS INSTRUMENT WAS PREPARED BY & RETURN TO
Ernest B. Williams IV, PLLC (ebw)
P.O. Box 159264
Nashville, TN 37215

ADDRESS NEW OWNER AS FOLLOWS	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Mary Ruth Smith **5750 Brentwood Trace** **Brentwood, Tennessee 37027**	*The same as new owner*	160-14-0B-050.00-CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, **WE, PATTI O'CONNOR WALTERS AND HUSBAND HARRY G. WALTERS, III** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY RUTH SMITH,** HEREINAFTER CALLED THE GRANTEE, GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A (PROPERTY DESCRIPTION)

This conveyance is subject to any and all existing easements and restrictions of record including but not limited to those set forth in **EXHIBIT B ("Exceptions").**

This is improved property, known as: 5750 Brentwood Trace, Brentwood, Tennessee 37027.

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders. HGW III 13th SW POW

Witness our hands this ~~17th~~ day of March, 2015.

Patti O'Connor Walters

Patti O'Connor Walters

H. G. Walters, III

Harry G. Walters, III

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

PERSONALLY APPEARED BEFORE ME; the undersigned, a Notary Public in and for said County and State, the within named, Patti O'Connor Walters and husband, Harry G. Walters, III the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained. HGW III 13th SW POW

WITNESS MY HAND AND OFFICIAL SEAL this ~~17th~~ day of March, 2015.

JOE WILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 8/23/16

EXHIBIT A
LEGAL DESCRIPTION

Formal Address: 5750 Brentwood Trace, Brentwood, Tennessee 37027

Map/Parcel: 160-14-0B-050.00-CO

Description:

A certain Condominium Apartment in Davidson County, Tennessee, Being Unit No. 5750 on the plan of 2nd Revision, Brentwood Trace Condominiums, of record in Book 5200, page 261, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to MELISSA ANN PHILBRICK AND PATTI O'CONNOR, BOTH UNMARRIED, by deed from W. GARY ALLISON AND WIFE, DORIS M. ALLISON, of record in Book 6622, page 456, dated July 31, 1985, said Register's Office.

Further being the same property conveyed to Patti O'Connor Walters by Quit Claim Deed deed from Melissa Ann Philbrick Prigge and husband, George William Prigge of record at Instrument No. 20150126-0007376, Register's Office for Davidson County, Tennessee.

The husband of Patti O'Conner Walters, Harry G. Walters, III hereby joins in this conveyance to convey any interests, marital or otherwise that he may have in this property.

EXHIBIT B
(EXCEPTIONS)

1. General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 160-14-0B-050.00-CO.

   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

2. Matters shown on the Plan of record in Plat Book 5200, page 261, said Register's Office.

3. Master Deed for Brentwood Trace of record in Book 5524, page 415 and amended in Book 5545, page 510, said Register's Office.

4. By-Laws for Brentwood Trace of record in Book 5524, page 424 and amended in Book 5537, page 988 and Book 5868, page 70, said Register's Office.