WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of March, 2012

Notary Public

MY COMMISSION EXPIRES: 8/18/18
(AFFIX SEAL)

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Emily Daniel and Mark Sharp	Legacy Mutual Mortgage	126 16 0A 516.00
(NAME)	(NAME)	
7213 Riverfront Drive	2000 Glen Echo Road, Suite 205	
(ADDRESS)	(ADDRESS)	
Nashville 37221	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ninety-Two Thousand Five Hundred And No/100 Dollars ($292,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Andrea Louise Smith and Cherokee James Smith**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Emily Daniel and Mark Sharp***, 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:

*wife and husband

Land in Davidson County, Tennessee, being Lot No. 291 on the Final Plat of Riverwalk, Phase 3C, of record in Instrument No. 20050706-0077607, as corrected by Surveyor's Certificate of Correction in Instrument No. 20070330-0038464, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrea Louise Condis Smith and Cherokee James Smith, wife and husband by Warranty Deed from Belay Capital Partners 1, LLC, a Tennessee limited liability company dated March 29, 2012 and recorded April 2, 2012 as Instrument No. 20120402-0027549, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-150971

BILL CARRETT, Davidson County
Trans:T20150023746 DEEDWARR
Recvd: 04/01/15 09:23 2 pgs
Fees:13.00 Taxes:1082.25
20150401-0028016

unimproved ☐

This is improved ☒ property, known as 7213 Riverfront Drive, Nashville, TN 37221

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, has 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 our hands this 27th day of March, 2015.

Andrea Louise Smith

Andrea Louise Smith

Cherokee James Smith

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF Hillsborough

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Andrea Louise Smith and Cherokee James Smiththe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of March, 2015.

Notary Public

My Commission Expires: 2-24-19

(SEAL)

J. PENA
Notary Public - State of Florida
Commission # FF 197701
My Comm. Expires Feb 24, 2019
Bonded through National Notary Assn.

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