THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15033378** BILL GARRETT, Davidson County Trans:T20150026101 DEEDWARR Recvd: 04/08/15 10:18 2 pgs Fees:13.00 Taxes:869.50 20150408-0030807	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me, this 27th day of March, 2015. Notary Public My Commission Expires: MY COMMISSION EXPIRES JUNE 27, 2016 CHARLOTTE A BURBANK NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF CHEATHAM

WARRANTY DEED

Address New Owner: Jay R. Clemmons 1621 Harpeth Run Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 126-16-0-A-658.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Todd Smith and Julie Ann Smith, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jay R. Clemmons, unmarried,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 529, PARKVIEW AT RIVERWALK, PHASE 2, as shown on plat of record in Instrument No. 20061101-0135728, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Todd Smith and wife, Julie Ann Smith by Warranty Deed from Norfolk Homes of Nashville, Inc., a Michigan corporation, recorded on the 31st day of December, 2009 in Instrument No. 20091231-0119005, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PARKVIEW AT RIVERWALK, PHASE 2, as recorded in Instrument No. 20061101-0135728.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20011105-0121083, 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502.

Charter of Homeowners Association recorded at Instrument No. 20020425-0051371.

Easement for Telecommunications, recorded in Instrument No. 20140114-0003778.

Easement for Transmission Lines, recorded in Book 4230, Page 987.

Easement for Transmission Lines, recorded in Book 4230, Page 987.

Easement for Utilities, recorded in Book 7601, Page 404.

Subject to flow of Harpeth River.

Conveyance for Open Space and Common Area recorded at Instrument Nos. 20040827-0103644 and 20071220-0145869.

Stormwater Detention Agreement recorded at Instrument Nos. 20021119-0143687, 20040826-0103240 and 20040318-0030734.

This is improved property located at 1621 Harpeth Run Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of March, 2015.

Todd Smith by Josh Anderson
Attorney in Fact

Julie Ann Smith by Josh Anderson
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Anderson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Todd Smith and Julie Ann Smith, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27th day of March 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018