WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150044044 DEEDWARR
Recvd: 06/04/15 14:22 2 pgs
Fees:13.00 Taxes:619.75
20150604-0052473

R-KW-15-5746

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/8/18 (AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert F. Woodburn	**Avenue Bank**	
(NAME)	(NAME)	
5746 Stone Brook Drive	**3823 Cleghorn Avenue**	**160-14-D-24.00 CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JOY SMITH, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROBERT F. WOODBURN,*** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

***A Married Man**

Land in Davidson County, Tennessee, being Unit 5746 on the plan of Brentwood Trace Condominiums, Section II, of record in Plat Book 5200, Pages 376 and 377, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Trace Condominiums, Section Two, a horizontal property regime established by Master Deed of Record in Book 5818, Page 915 and the by-laws of record in Book 5818, Page 925, as amended in Book 5868, Page 70, Register's Office for said county.

Being the same property conveyed to Joy Rice, unmarried by Warranty Deed from Denay Schuyler, unmarried, recorded on the 9th day of July, 2008 in Instrument No. 20080709-0070455, in the Register's Office of Davidson County, Tennessee. The said Joy Rice having since married and now being known as Joy Smith.

The said Justin Smith joins herein to convey any and all marital interest he may have in the above-described property.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter.
- Plat Book 5200, Page(s) 376 and 377, said Register's Office.
- Terms and provisions of by-Laws recorded in Book 5818, Page 925 and Book 5868, Page 70, said Register's Office.
- Master Deed establishing BRENTWOOD TRACE CONDOMINIUM, SECTION II Condominium of record inBook 5818, Page 915, said Register's Office.
- Easement for Water Main, recorded in Book 5878, Page 489, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5746 Stone Brook Drive, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this the 20th DAY OF MAY, 2015.

Joy Smith
Joy Smith

Justin Smith by Joy Smith as Attorney in Fact
Justin Smith by Joy Smith as 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, JOY SMITH, the within named bargainor, 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, this the 20 of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOY SMITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JUSTIN SMITH, and who acknowledged he/she/they executed the same as the free act and deed of the said JUSTIN SMITH.

Witness my hand and official seal, this the 20 of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212