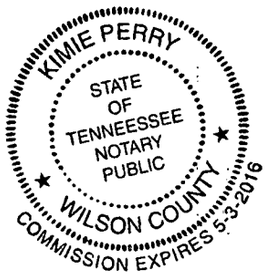
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-3-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Russell J. Smith	New Owner	135-12-OD-133
(NAME)	(NAME)	
1133 Nashboro Boulevard, 1133		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150050779 DEEDWARR
Recvd: 06/25/15 08:23 2 pgs
Fees:13.00 Taxes:451.40
20150625-0061186

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Brooke Bolinger**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Russell J. Smith and Angela K. Smith, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Legal Description: Land in Davidson County, Tennessee, being certain condominium apartments, being Unit No. 1133, of the Fairway Villa Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fairway Villa Townhomes, as of record in Instrument No. 20040303-0024241, which instrument restates those covenants, conditions and restriction first shown in Instrument No. 20030623-0086235, as amended in Instrument No. 20040105-0001208, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to each Unit, as set forth in said Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Units.
Being

Being the same property conveyed to Brooke Hagan, unmarried by Warranty Deed from Clubhouse Trails, a joint venture, dated 10/27/2005, recorded 10/28/2005 of record in Instrument No. 20051028-0130266, in the Register's Office for Davidson County, Tennessee. Said Brooke Hagan is now known as Brooke Bolinger.

All matters shown on the plat of record in Plat Book 4460, Page 149-151, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 4860, Page 73, and Revised Plat Book 5200, Page 444, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument No. 20031124-0170642, in the Register's Office for Davidson County, Tennessee.

Declaration of Condominium of Fairway Villa Townhomes, a Condominium, and all exhibits attached thereto and recorded in Instrument No. 20030623-0086235 and Instrument No. 20040105-0001208 and Instrument No. 20040303-0024241 and Instrument No. 20050701-0076406, in the Register's Office for Davidson County, Tennessee, together with amendments thereto (hereinafter "Declaration"). Such Declaration may establish and provide without limitation for easements, liens, charges, assessments, an option to purchase, a right of first refusal, and/or the prior approval of a future purchaser or occupant.

Covenants, conditions, easements and restrictions recorded as Record Book 4827, Page 14, and Supplemental Declaration recorded in Book 5469, Page 840, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Storm water detention agreement of record in Instrument No. 20020827-0103640, in the Register's Office for

Davidson County, Tennessee.

Charter for Fairway Villas Townhomes of record in Instrument No. 20051025-0128824, in the Register's Office for Davidson County, Tennessee.

Design Standards for Nashboro Village Tract 16, of record in Instrument No. 20020510-0058083, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1133 Nashboro Boulevard, 1133, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 hand this 22 day of May, 2015.

Brooke Bolinger
Brooke Bolinger

State of Tennessee
County of Wilson

Personally appeared before me Brooke Bolinger, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of May, 2015.

Marilyn C Newman
Notary Public
My Commission Expires: 8-14-17



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122