WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/15 13:27 4 pgs
Fees:23.00 Taxes:216.45
20150702-0064340

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-25-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Michael S. Smith	Same as New Owner	142 03 0A 384.00
(NAME)	(NAME)	
384 Deer Lake Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Fifty-Eight Thousand Five Hundred And No/100 Dollars ($58,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Larry M. Cox, a single person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Michael S. Smith, Sr., unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 384, in a Horizontal Property Regime as shown on the condominium site plan of Deer Lake, a Retirement Community, as of record in Plat Book 5050, Pages 62 & 63 as amended in Book 5589, Page 949, Master Deed of record in Book 5097, Page 529, By-Laws of record in Book 5141, Page 82, as amended in Book 5154, Page 834, Book 5168, Page 868, and Book 7556, Page 354, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Larry M. Cox, a single person by Warranty Deed from Gregory S. Bellamy and wife, Linda W. Bellamy, dated January 29, 2007 and recorded January 31, 2007 in Instrument No. 20070131-0012548, 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: FRN-152974

unimproved ☐

This is improved ☒ property, known as 384 Deer Lake 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 .

Larry M. Cox by Cynthia M. Haley, Attorney In Fact

Larry M. Cox by Cynthia M. Haley, Attorney In Fact

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Larry M. Cox, a single personthe 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 24th of June, 2015.

Laurie Mathis Harris

Notary Public

My Commission Expires: 3-25-18

(SEAL)

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: FRN-152974

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

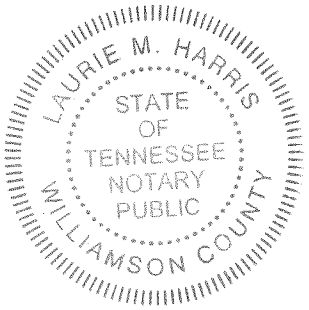
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Cynthia M. Haley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf Larry M. Cox, as his Attorney In Fact, under Power of Attorney bearing Instrument No. 20150702-0064339, Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Larry M. Cox, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 24th day of June, 2015.

Laurie Matthis Harris
Notary Public

My Commission Expires:

3-25-18



True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith