BILL GARRETT, Davidson County
Trans:T20150057769 DEEDWARR
Recvd: 07/16/15 10:57 2 pgs
Fees:13.00 Taxes:458.80
20150716-0069378

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $124,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2015.

Notary Public:

My Commission Expires: 8/18/18

JANE GRAZER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 700 Johnny Cash Parkway, Hendersonville, TN 37075		
Name and Address and New Owner: Norma J. Hyde 3401 Anderson Road, Unit 72 Antioch, TN 37013	Send Tax Bills To: New Owner	Map/Parcel Number: 136150B07200CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Lisa J. Josephs**, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Norma J. Hyde**, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 72 on the plan of A Horizontal Property Regime (Private Element) Phase 2, Revision 1, Smith Springs Townhomes of record in Instrument no. 20010629-0068937, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lisa J. Josephs, married, by Warranty Deed from NVR, Inc., T/A Ryan Homes, a Virginia corporation, dated December 13, 2002, recorded December 20, 2002 in Instrument No. 20021220-0157612, Register's Office for Davidson County, Tennessee.

This property is subject to:

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Instrument No. 20010629-0068937, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, building set-back lines, and liens provided in the Covenants, Conditions and Restrictions of record in Book 11666, Page 151, and supplemented by Supplemental Declaration for Smith Springs Townhomes of record in Instrument No. 20010730-0080392, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Storm Water Detention Agreement of record in Book 11540, Page 482, Register's Office for Davidson County, Tennessee.

Articles of Amendment to the Articles of Organization of McEwen Development, LLC a/k/a Regent Development, LLC, of record in Instrument No. 200003160026959, Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas, Phase Two, Smith Springs Townhomes form Regent Development, LLC to Smith Springs Townhomes Homeowners Association, Inc., as of record in Instrument No. 20010810-0086561, Register's Office for Davidson County, Tennessee.

QCD to Homeowners Association of record in Instrument No. 200001110003643, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed and HOA dues, if any.

Homeowners Association Articles of record in Book 11666, Page 191, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 3401 Anderson Road, Unit 72, Antioch, TN 37013

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 30th day of June, 2015.

Lisa J. Josephs by [signature] Its Attorney in Fact

Lisa J. Josephs

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Gregory D. Vadner, in his capacity as Attorney-in-fact for Lisa J. Josephs, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30 day of June, 2015.

Commission Expires: 10/24/17

Linda C. Osborne

Notary Public: Linda C. Osborne

