RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01508-260762

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15064373

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $217,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of July, 2015.

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 4-13-19

BILL GARRETT, Davidson County
Trans:T20150060239 DEEDWARR
Recvd: 07/23/15 12:32 2 pgs
Fees:13.00 Taxes:802.90
20150723-0072371

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Julia A. Obringer 5024 MEGAN DR Hermitage TN 37076-5600	New Owner	Tax Parcel ID No. 098-13-0-D-018.00 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, **Bennett S. Smith and Amethyst M. Smith, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julia A. Obringer, 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 18, WINDSONG SUBDIVISION, as shown on plat of record in Instrument No. 20001122-0115313, 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 Bennett S. Smith and Amethyst M. Smith, husband and wife by Warranty Deed from Barbara J. Whitby n/k/a Barbara J. Wilson, married, recorded on the 4th day of December, 2012 in Instrument No. 20121204-0111444, 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 WINDSONG SUBDIVISION, as recorded in Instrument No. 20001122-0115313.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20001121-00115020 and 20010831-0094848.

Charter of Homeowners Association recorded in Book 11472, Page 850.

Stormwater Detention Agreement recorded at Instrument No. 20000607-0063950.

Homeowners Association Rules and Regulations recorded at Instrument No. 20090923-0088560.

Conveyance to Homeowners Association for Common Ground, Common Areas & Common Elements recorded at Instrument No. 20070604-0066316.

This is improved property located at 5024 MEGAN DR Hermitage TN 37076-5600

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 21st day of July, 2015.

Bennett S. Smith

Amethyst M. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bennett S. Smith and Amethyst M. Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2015.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018