BILL GARRETT, Davidson County
Trans:T20150065029 DEEDWARR
Recvd: 08/05/15 15:07 2 pgs
Fees:13.00 Taxes:691.90
20150805-0078096

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN156394

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2015. NOTARY PUBLIC My commission expires: 11/18/18

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josh Smithson 2003 Chadwell Overlook Drive Madison, TN 37115	New Owner	051 02 0A 022.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Seven Thousand and 00/100 Dollars ($187,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHADWELL RETREAT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOSH SMITHSON, UNMARRIED**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows, to wit:

Being Unit 22 on the Plat of Chadwell Retreat on Exhibit A-2 of Master Deed of Chadwell Retreat townhomes, of record at Instrument #20080702-0068253, as amended at Instrument No. 20080924-0097122, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said Units.

Being a portion of the same property conveyed to Chadwell Retreat, LLC, a Tennessee Limited Liability Company, by deed dated October 22, 2007 and recorded at Instrument # 20071024-0125576, said Register's Office.

The address of the herein described property is believed to be 2003 Chadwell Overlook Drive, Madison, TN 37122, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31 day of July, 2015.

Danny Roark

James Dillard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 31 day of July, 2015, before me, appeared Danny Roark and James Dillard, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that they are members of Chadwell Retreat, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said Chadwell Retreat, LLC, and said officer acknowledged said instrument to be the free act of deed of said Chadwell Retreat, LLC.

WITNESS my hand and seal, this the 31 day of July, 2015.

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Jamie R Steelman
Printed Notary Name

My commission expires: 11/18/18