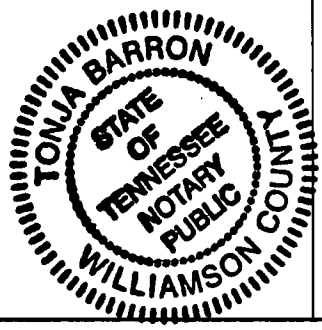
WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-27362



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/30/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chelsea A. Smiley	New Owner	180-04-OA-168.00
(NAME)	(NAME)	
2348 Forest Lake Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150072539 DEEDWARR
Recvd: 08/26/15 12:19 2 pgs
Fees:13.00 Taxes:1313.50
20150826-0086506

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, **Blaine A. Kerr, a single man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Chelsea A. Smiley, unmarried and Jeannie F. Smiley, unmarried, as tenants in common with right of survivorship**, 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:

Land in Davidson County, Tennessee, being Lot No. 93 on the plan of Section Five Highland Creek RS10 Cluster Lot Subdivision, as shown on plat of record in Instrument No. 20040915-0111296, Register's Office of Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Blaine A. Kerr, single man by Warranty Deed from Read Talley and Rae Danielle Tally, husband and wife, dated 5/5/2014, in Instrument No. 20140507-0038894, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Instrument No. 20040915-0111296, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 11568, Page 311, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10316, Page 569, Book 10419, Page 504, Book 10419, Page 516, Book 10419, Page 470 and Book 10569, Page 732, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Book 11338, Page 738, in the Register's Office for Davidson County, Tennessee
By-Laws of Highland Creek Homeowners Association, Inc., of record in Book 11568, Page 301, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed to Highland Creek Homeowners Association, Inc., a Tennessee non-profit corporation

of record in Instrument No. 20041229-0153516, 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 2348 Forest Lake Drive, Nashville, TN 37211
(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 24th day of August, 2015.

Blaine A. Kerr

State of Tennessee
County of Williamson

Personally appeared before me Blaine A. Kerr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of August, 2015.

Notary Public
My Commission Expires: 11/15/17

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027