THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20150075291 DEEDWARR
Recvd: 09/03/15 10:43 2 pgs
Fees:13.00 Taxes:710.98
20150903-0089900

R.L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 192,158.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF Sept, 2015.

Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon Elizabeth Smith	Avenue Bank	
1325 5th Avenue, North, # 3	3823 Cleghorn Avenue	082090W0300CO
Nashville, TN 37208	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Germantown Commons of Tennessee LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Sharon Elizabeth Smith,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Unit No. 3 on the Plat of Germantown Commons Units attached as Exhibit "D" to the Declaration for Germantown Commons, a Condominium, of record in Instrument Number 20131029-0112391, as corrected by Scrivener's Affidavit of record in Instrument Number 20140117-0005032, and amended in Instrument Number 20141003-0092050, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more particular description of said units, together with the with the undivided percentage interest in the common elements as set on Exhibit 'E" to the aforementioned Declaration as to each unit.

Being the same property conveyed to Germantown Commons of Tennessee LLC, a Tennessee limited liability company by Special Warranty Deed from Germantown Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20130830-0091897, Register's Office for Davidson County, Tennessee, dated August 29, 2013 and recorded on August 30, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1325 5th Avenue, North, # 3, Nashville, TN 37208.**

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, 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 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 Grantor's signature this the 1st day of September, 2015.

Germantown Commons of Tennessee LLC

By: Mattie L. Sappenfield

Title: Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Mattie L. Sappenfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Member of Germantown Commons of Tennessee LLC, the within named bargainor, a limited liability company, and that she executed the within instrument for the purposes stated therein by signing the name of the limited liability company by herself as Authorized Member.

Witness my hand and official seal this the 1st day of September, 2015.

Notary Public

My Commission Expires: March V, 2016

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE