WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150101866 DEEDWARR
Recvd: 12/02/15 09:58 2 pgs
Fees:13.00 Taxes:1406.00

20151202-0121371

Y-VRES-15-4400-258-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lewis Garrison and Shari Garrison	same as owner	
(NAME)	(NAME)	**131-07-0B-258.00-C O**
4341 Old Brook Trail		
(ADDRESS)	(ADDRESS)	
Birmingham, AL 35243		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MARJORIE CATHERINE SMITH, TRUSTEE OF THE MARJORIE CATHERINE SMITH REVOCABLE TRUST DATED FEBRUARY 13, 2014,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LEWIS GARRISON AND SHARI GARRISON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Building Site No. 258, on the Plan of Section Ten, Arden Place of record in Plat Book 5210, Page 218, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to M. Catherine Smith by Warranty deed from William Baird of record in Instrument No. 20120604-0048253 Register's Office for Davidson County, Tennessee, dated June 1, 2012 and recorded on June 04, 2012.

Being the same property conveyed to Marjorie Catherine Smith, Trustee of The Marjorie Catherine Smith Revocable Trust dated February 13, 2014 by Quitclaim deed from M. Catherine Smith of record in Instrument No. 20141124-0108049 Register's Office for Davidson County, Tennessee, dated November 24, 2014 and recorded on November 24, 2014.

This conveyance is subject to:

- Taxes for the year 2016.
- Plan of record in Plat Book 5210, Page 218, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4754, Page 455, as supplemented in Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592 and in Book 5514, page 636, and amended in Instrument No. 20070816-0098235 and Instrument No. 20140801-0069316, Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of Arden Place Homeowners' Association, Inc. of record in Book 4749, Page 634, in the Register's Office for Davidson County, Tennessee.
- Declaration of Boundary Line of record in Book 8813, Page 398, in the Register's Office for Davidson County, Tennessee.
- Warranty Deed for Common Area of record in Book 5516, Page 688, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 4628, Page 473, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20120604-0048253 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4400 Belmont Park Terrace, Unit 258 , Nashville, Tennessee 37215-3618**.

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 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 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/our hand(s) this the 30th DAY OF NOVEMBER, 2015.

Marjorie Catherine Smith, Trustee of The Marjorie Catherine Smith Revocable Trust dated February 13, 2014

BY: Marjorie Catherine Smith Revocable Trust TTEE
Marjorie Catherine Smith
Trustee

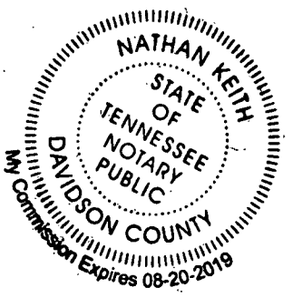
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARJORIE CATHERINE SMITH, Trustee of Marjorie Catherine Smith, Trustee of The Marjorie Catherine Smith Revocable Trust dated February 13, 2014 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th day of November, 2015.

Notary Public

My Commission Expires: 8/20/19



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212