BILL GARRETT, Davidson County
Trans:T20150102578 DEEDWARR
Recvd: 12/04/15 08:55 2 pgs
Fees:13.00 Taxes:55.50
20151204-0122185

THIS INSTRUMENT PREPARED BY:
BOTTORFF & KAVIN, PLC
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

WARRANTY DEED

****

Address New Owner:
Wallace R. Clary
Susie H. Clary
612 Cloverbrook Dr.
Franklin, TN 37067

Send Tax Bills To:
Owner

Map-Parcel
133-16-A-**054CO**

****

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $15,000.00.

Wallace R. Clary
Affiant

Subscribed and sworn to before me this 1st day of December, 2015.

R. Francene Kavin
Notary Public

R. FRANCENE KAVIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: Nov 5, 2016

****

FOR AND IN CONSIDERATION of Fifteen Thousand & No/100 Dollars ($15,000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **JEREME SMITHEY** ("Grantor") by these presents does hereby transfer, sell and convey to **WALLACE R. CLARY AND SUSIE H. CLARY**, as Tenants in Common ("Grantee"), their heirs and assigns, all his interest, right and title in and to a certain condominium unit located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

A certain Condominium Unit in Davidson County, Tennessee, being Unit E-24 in a Horizontal Property Regime of Barcelona Condominiums (now known as Harding Glen Condominiums), as established by a Master Deed of record in Book 6400, page 801, amended in Book 9397, page 814, and Book 11509, pages 965 & 966, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jereme Smithey, by Deed from GT3 Properties, a Tennessee general partnership, dated May 16, 2013, of record as Instrument No. 20130516-0049434, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all restrictions of record and all matters shown on the plan of record as Exhibit A-2 of the Master Deed and real property taxes for 2016 and subsequent years.

This is improved property known as 270 Tampa Drive, Unit E-24, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, forever.

AND Grantor does hereby covenant with the Grantees that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said real property to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hands on this the 15th day of December, 2015.

GRANTOR:

JEREME SMITHEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jereme Smithey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of December, 2015.

Notary Public

My Commission Expires: Nov 5, 2016

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY