THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15115875** BILL GARRETT, Davidson County Trans:T20150108166 DEEDWARR Recvd: 12/22/15 14:10 2 pgs Fees:13.00 Taxes:407.00 20151222-0128784	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $110,000.00. Affiant Subscribed and sworn to before me, this 16th day of December, 2015. Notary Public My Commission Expires: _____ TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Sheteka D Smith 3213 Crowe Drive Nashville TN 37218-3103	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 080-08-0-044.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cleveland Fuller, married man,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sheteka D Smith, an unmarried woman**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 314 on the Plan of Section One, Bordeaux Gardens of record in Plat Book 3300, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 314, fronts 55 feet on the Westerly side of Crowe Drive and extends back 116.0 feet on the Northerly line and 120.0 feet on the Southerly line to a dead line in the rear, which is a broken line, measuring 55.14 feet thereon.

Being the same property conveyed to Cleveland Fuller, an unmarried man, solely by Warranty deed from Michael L. Boyd, unmarried of record in Instrument No. 20150625-0061264 Register's Office for Davidson County, Tennessee, dated June 22, 2015 and recorded on June 25, 2015.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 201 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3300, Page 91, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3465, Page 403, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 3213 Crowe Drive Nashville TN 37218-3103.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of December, 2015.

Cleveland Fuller

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cleveland Fuller, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2015.

Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17

