Davidson County DEEDWARR
Recvd: 01/05/16 14:46 2 pgs
Fees:13.00 Taxes:1535.50
20160105-0000940

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 4th day of January, 2016, by and between Scott A Smith, unmarried, party of the first part, and Lillian O. Jones, Trustee of, The Lillian O. Jones Revocable Living Trust and Nicholas I. Jones, Trustee of, The Nicholas I. Jones Revocable Living Trust, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Apartment No. 205 of Harding House, a condominium created under Title 64, Section 2701, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 4759, Page 665, an instrument of correction of record in Book 4768, Page 818, Register's Office for Davidson County, Tennessee, as amended by Amendments of Master Deed of record in Book 4979, Page 944 and Book 5572, Page 149, said Register's Office, reference being made to Exhibit "A-1" thereto for a specific identification and description of the apartment herein conveyed, and as shown on the revised plat of Harding House Condominium Apartments of record in Book 4675, Page 60 and in Book 4860, Page 82, said Register's Office, to which reference is hereby made. Covered Parking Space for Apartment No. 205 is a limited common element for the exclusive use of the occupant of said apartment.

Being all or part of the same property conveyed to Scott A. Smith by virtue of that certain Warranty Deed dated May 13, 2005, at Instrument No. 20050519-0056357 in the Register's Office of Davidson County, Tennessee.

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 I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Scott A Smith by Ashlee Page, Attorney in Fact

Scott A Smith, by Ashlee Page, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of January, 2016, before me personally appeared Ashlee Page, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Scott A Smith and acknowledged that she executed the same as the free act and deed of the said Scott A Smith.

WITNESS my hand and official seal at office this 4th day of January, 2016.

Memorie White

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Lillian O. Jones, Trustee of, The Lillian O. Jones Revocable Living Trust
Nicholas I. Jones, Trustee of, The Nicholas I. Jones Revocable Living Trust

Tax Parcel No 103120A00600CO

Property Address: 4200 West End Avenue
205
Nashville, TN 37205

MAIL TAX
BILLS TO: Owners at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $415,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Lillian O Jones
AFFIANT

SUBSCRIBED AND SWORN TO before me this 4th day of January, 2016.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Crystal Sarti, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY