Return To:
McCann & Hubbard
~~1804 Williamson Ct, Suite 201~~
Brentwood, TN 37027
615-377-3319

(1)

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32777-12-2015** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $419,000.00. Affiant Subscribed and sworn to before me this 7th day of January, 2016. Notary Public My Commission Expires:

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Theodore F. Smith, III Shannon Smith 306A Manchester Ave. Nashville, TN 37206	new owner	Map and Parcel No.: 083 02 0 C 001 00CO

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, **Jeffrey David Goldford, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Theodore F. Smith, III and Shannon Smith, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 306A Manchester Ave., Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20160003167 DEEDWARR
Recvd: 01/13/16 09:57 3 pgs
Fees:18.00 Taxes:1550.30
20160113-0003498

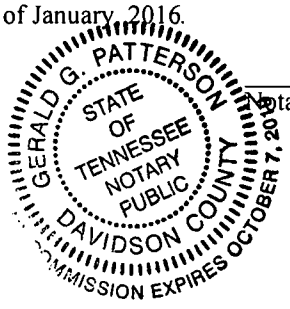
IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of January, 2016.

Jeffrey David Goldford

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jeffrey David Goldford**, 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, at office, this 7th day of January, 2016.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 306 Manchester Avenue Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20140218-0013583, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 5 on the Plan of Beaumont Place of record in Plat Book 332, page 38, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey David Goldford, single by deed dated August 26, 2014 from Echo Five, LLC, a Tennessee limited liability company of record in Instrument No. 20140902-0080022, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 083 02 0 C 001 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 306 Manchester Avenue Townhomes, of record in Instrument No. 20140218-0013583, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 332, page 38, Register's Office for Davidson County, Tennessee.