THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $142,000.00.

Affiant

Subscribed and sworn to before me as of the 27th day of January, 2016.

Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 06-19-2018

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Richard Colbert & Wanda Colbert 1659 Pinkerton Rd Brentwood, TN 37027	SAME	160-14-0B-050-00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Mary Ruth Smith**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Richard Colbert and wife Wanda Colbert,** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 5750 of 2nd Revision, Brentwood Trace Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing of record in Book 5200, Page 261, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Melissa Ann Philbrick and Patti O'Connor, both unmarried by Warranty deed from W. Guy Allison and wife Doris M. Allison of record in Book 6622, page 456, Register's Office for Davidson County, Tennessee, dated July 31, 1985 and recorded on August 05, 1985.

Being the same property conveyed to Patti O'Connor Walters by Quitclaim deed from Melissa Ann Philbrick Prigge of record in Instrument No. 20150126-0007376 Register's Office for Davidson County, Tennessee, dated January 15, 2015 and recorded on January 26, 2015

Being the same property conveyed to Mary Ruth Smith by Warranty deed from Patti O'Connor Walters and husband Harry G. Walters, III of record in Instrument No. 20150320-0024321 Register's Office for Davidson County, Tennessee, dated March 13, 2015 and recorded on March 20, 2015.

BILL GARRETT, Davidson County
Trans:T20160008504 DEEDWARR
Recvd: 02/01/16 13:54 2 pgs
Fees:13.00 Taxes:525.40
20160201-0009575

Being improved property known as 5750 Brentwood Trace, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 219 and amended in Book 5200, Page 230 and Book 5200, Page 261, Register's Office for Davidson County, Tennessee.

2. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Trace Condominiums of record in Book 5524, Page 415, amended in Book 5545, page 510 and Book 5868, page 70, Register's Office for Davidson County, Tennessee.

3. By-Laws appended to Master Deed in Book 5524, page 424, amended in Book 5537, page 988, Register's Office for Davidson County, Tennessee.

4. Right of Way Easement in Book 4460, page 110 and Book 4831, page125, Register's Office for Davidson County, Tennessee.

5. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

6. Subject to rights of others in and to the common areas and/or elements.

7. The taxes for 2016 have been prorated at closing and are assumed by Grantee

Grantor further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto as of the 27th day of January, 2016.

Mary Ruth Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Mary Ruth Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 27th day of January, 2016.

Notary Public

My Commission Exp. 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016