File Box 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $155,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF JANUARY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-7941 SMITH CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Lukas Ray Smith	same	161-15-B-7.00 CO
510 Swiss Avenue		
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

EDWIN DOYLE HARDEN, A MARRIED MAN AND SKYLAR LAINE HARDEN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

LUKAS RAY SMITH, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 510 Swiss Avenue, Nashville, TN 37211

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/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand on the 27th day of January, 2016.

X Edwin Doyle Harden
Edwin Doyle Harden

X Skylar Laine Harden
Skylar Laine Harden

STATE OF MS
COUNTY OF RANKIN

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, EDWIN DOYLE HARDEN AND SKYLAR LAINE HARDEN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brandon, MS this 27 day of January, 2016.

Notary Public Olivia Ivy

My Commission Expires: 8-29-16

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 46707
OLIVIA IVY
Commission Expires
Aug. 29, 2016
RANKIN COUNTY

BILL GARRETT, Davidson County
Trans: T20160009417 DEEDWARR
Recvd: 02/03/16 14:22 2 pgs
Fees: 13.00 Taxes: 573.50

20160203-0010643

16-7941 SMITH CP

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of RoseMonte, Phase I, of record in the Master Deed of RoseMonte recorded as Instrument No. 20051117-0138877, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Skylar Laine Harden, unmarried and Edwin Doyle Harden, a married man by Warranty Deed from Chad Robert Cates and wife, Sarah Dawn Cates, recorded on the 18th day of March, 2013 in Instrument No. 20130318-0026765, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Charter of Rosemont Townhomes Owner Association recorded at Instrument No. 20051122-0141352.

d. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ROSEMONTE TOWNHOMES of record in Instrument No. 20051117-0138877 , as amended by instrument(s) of record in Instrument No. 20070517-0059078; also subject to easements, rights and interests 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 building thereon.

e. Easement for Right of Way , recorded in Book 4730, Page 607.

f. Easement for Transmission Line, recorded in Book 2400, Page 596.