WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160014690 DEEDWARR
Recvd: 02/23/16 10:10 2 pgs
Fees: 13.00 Taxes: 1146.63

20160223-0017052

STATE OF Tennessee
COUNTY OF Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

HEATHER BENNETT STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 10-23-2018

THIS INSTRUMENT WAS PREPARED BY
Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anne W. Smith	Anne W. Smith	116 03 0F 041.00 CO
(NAME)	(NAME)	
246 Westchase Dr.	246 Westchase Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Nashville, Tennessee 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Lara K. Hilliard, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anne W. Smith, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 246 on the Plan of Westchase, Phase II, of record in Book 6250, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lara K. Hilliard, by Deed from Rosemary W. Boone, unmarried, dated June 11, 2015, of record in Instrument No. 20150612-0055851, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantees; All matters appearing on the Plan of record in Plat Book 6250, page 43, The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, also subject to 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 and By-Laws establishing a Horizontal Property Regime of Westchase Condominiums, of record in Book 6097, Page 266, as amended in Book 6112, page 677, Book 6341, page 380 and in Book 6866, page 362, Easement to Department of Waters and Sewerage Services, of record in Book 6303, page 611, Sanitary Sewer and Storm Drainage Easement of record in Book 3958, page 142, Book 3958, page 146, and Book 3943, page 948, Easements of record in Book 3371, page 270, Book 3966, page 144 and Book 5947, page 275, ; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 246 Westchase Dr., Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 my hand this 19th day of February, 2016.

Lara L. Hilliard by Robert L Kirby AIF

Lara K. Hilliard by Robert L. Kirby,
her Attorney in Fact

Power of Attorney Acknowledgement

STATE OF TENNESSEE

COUNTY OF WARREN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Kirby, the bargainor(s), 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 in behalf of Lara K. Hilliard and acknowledged that he executed the same as the free act and deed of the said Lara K. Hilliard.

Witness my hand and official seal at office at McMinnville, TN, on this the 19th day of February, 2016.

Notary Public

My Commission Expires: 2/4/2020

DAVID W. MARTTALA
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY