THIS DOCUMENT PREPARED BY:
Stephanie Glenn
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 16-0190

Map-Parcel No. 160-14-0B-119.00 CO

BILL GARRETT, Davidson County
Trans:T20160039568 DEEDWARR
Recvd: 05/12/16 09:13 2 pgs
Fees:13.00 Taxes:481.00
20160512-0047231

Property Address:
5823 Brentwood Trace, Brentwood, TN 37027

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WARRANTY DEED

Send Tax Statements To:
WILLIAM G. GREENE
315 Stewart Street
Franklin, TN 37064

Grantees' Name, Address:
WILLIAM G. GREENE and JANET M. GREENE
315 Stewart Street
Franklin, TN 37064

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CYNTHIA M. SMITH, married, f/k/a CYNTHIA M. GHOLSON,** hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **WILLIAM G. GREENE and JANET M. GREENE, husband and wife,** hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5823 on the plan of Brentwood Trace Condominiums, 2nd Revision, of record in Book 5200, page 261, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to CYNTHIA M. GHOLSON, unmarried, by Deed of Exchange from TWILA LANCE AND HUSBAND, THOMAS F. LANCE, JR., dated May 22, 1996, and recorded on May 28, 1996 in Book 10061, page 794, Register's Office for Davidson County, Tennessee.

The property conveyed herein was not the place of residence of the Grantor's spouse.

This is improved property known as, 5823 Brentwood Trace, Brentwood, TN 37027.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2016 Davidson County property taxes are a lien not yet due and payable.
2. All matters on the Plan of record in Plat Book 5200, page 261, Register's Office for Davidson County, Tennessee.
3. Master Deed of record in Book 5524, page 415, and Book 5545, page 510, Register's Office for Davidson County, Tennessee.
4. By-Laws of Brentwood Trace Homeowner's Association, Inc., of record in Book 5524, page 424, Book 5537, page 988, Book 5818, page 925, and Book 5867, page 70, Register's Office for Davidson , County, Tennessee.

5. Creation of Easement of record in Book 4831, page 125, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of easement for Water Mains and Appurtenances of record in Book 5155, page 164, and Book 5155, page 169, Register's Office for Davidson County, Tennessee.

7. Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 5878, page 489 and Book 5787, page 461, Register's Office for Davidson County, Tennessee.

Taxes for tax year 2016 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 6th day of May, 2016.

Cynthia M. Smith
CYNTHIA M. SMITH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **CYNTHIA M. SMITH**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she, executed the within instrument for the purposes therein contained as her free act and deed.

WITNESS my hand and official seal this 6th day of May, 2016.

Notary Public

My Commission expires: 2-18-19

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and does hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $130,000.00 .

Janene Vaughn
Affiant

SWORN TO and subscribed before me on this 6th day of May, 2016.

Notary Public

My Commission expires: 2-18-19

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY