Davidson County	DEEDWARR
Recvd: 05/26/16 11:14	3 pgs
Fees:18.00 Taxes:906.50	
20160526-0053091	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-10-18
(AFFIX SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

GRN-162980

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael Connor Woodnorth	Michael Connor Woodnorth	104 04 0E 408.00
(NAME)	(NAME)	
1101 18th Ave S, Unit 408	1055 Pine St. Apt 554	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Five Thousand And No/100 Dollars ($245,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ron D. Smith and Traci L. Smith, husband and wife and Alex B. Smith, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Connor Woodnorth, A Single Man**, 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 a certain condominium Unit No. 408, together with parking space number 15, of 1101 Eighteenth Avenue, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act, as the same set out in Section 66-27-101, Et Seq. of the Tennessee Code Annotated, under the Master Deed establishing 1101 Eighteenth Avenue of record as Instrument No. 20060807-0096688, and re-recorded as Instrument No. 20060817-0101760, as amended of record as Instrument No. 20090624-0058837, 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 building thereof; said unit being depicted on Exhibit "E" to said master Deed; together with a percentage interest in common elements and voting percentage as set forth "D" to said Master Deed.

Being the same property conveyed to Ron D. Smith and Traci L. Smith, husband and wife, and Alex B. Smith, unmarried, with joint rights of survivorship by Warranty Deed from John C. Rodrigues and Geeta J.

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Rodrigues, husband and wife dated July 2, 2013 and recorded July 8, 2013 as Instrument No. 201307080070143, in said Register's Office for Davidson County, Tennessee.

Durabale Limited Power of Attorney from Ron D. Smith and Traci L. Smith to their Attorney in Fact Alex B. Smith recorded _____ in Davidson County, Tennessee, Instrument Number 20160526-0053089
and as Instrument Number 20160526-0053090
This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1101 18th Ave S, Unit 408, Nashville, TN 37212

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, has 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 our hands this 24th day of May, 2016.

Ron D. Smith by Alex B. Smith As Attorney in Fact
Ron D. Smith by Alex B. Smith, As Attorney in Fact

Traci L. Smith by Alex B. Smith As attorney in Fact
Traci L. Smith by Alex B. Smith, As Attorney in Fact

Alex B. Smith

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-162980BSO

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, ~~Ron D. Smith and Traci L. Smith and~~ Alex B. Smith, indvidually and as Attorney in Fact for Ron D. Smith and Traci L. Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of May, 2016.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith

Commission Expires 4-24-2018

File Number: GRN-162980BSO