Box 14

28505-8 Box 14 return to: Attorneys Title Company, Inc.

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $126900.00

Kathy Goodson
Affiant

Subscribed and sworn to before me, this 6th day of June, 2016.

Anna Agee
Notary Public
My commission expires: 5-8-18

BILL GARRETT, Davidson County
Trans: T20160048794 DEEDWARR
Recvd: 06/09/16 09:21 2 pgs
Fees: 13.00 Taxes: 469.53
20160609-0058236

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Jodikay Smith	Bank of Tennessee	161-05-0A-005.00-CO
704 Ashlawn Place	301 E. Center Street	
Nashville, TN 37211	Kingsport, TN 37660	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Austin Cook, an unmarried man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jodikay Smith and Jerel Smith, wife and husband,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A-4 as specified on the Plat shown in the Master Deed, on the Plan of Ashlawn Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Ashlawn Place Condominiums, of record in Book 6607, Page 596, and as amended in Book 7168, Page 550, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Ashlawn Place Condominiums, for placement of Units, as shown on Exhibit "A-2" to the Master Deed of record under Book 6607, Page 596, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Austin Cook, an unmarried man, from Equity Trust Company Custodian FBO John P. Barton Ira, by Warranty Deed and recorded on September 28, 2015 of record Instrument Number 20150928-0098039, Registers Office for Davidson County, Tennessee.

This property is improved property known as **704 Ashlawn Place, Nashville, TN, 37211.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 6607, Page 596; (2) Taxes for the year 2016 a lien, not yet due and payable; (3) 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 Ashlawn Place Condominiums of record in Book 6607, Page 596, amended in Book 7168, Page 550; (4)

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 6th day of June, 2016.

Austin Cook

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 **Austin Cook** 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 this the 6th day of June, 2016.

Annette Belyea
Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2016044391