Davidson County DEEDWARR
Recvd: 06/13/16 14:36 4 pgs
Fees:23.00 Taxes:562.40
20160613-0059669

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00.

Teri Chase
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/4/18
(AFFIX SEAL)

B-VRES-16-0140-T

CHAIN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

162400

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Susan Marie Smith-Cowser		
(NAME) **140 Nashboro Greens**	(NAME) Same	**135-11-0C-090.00-CO**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VINTON BENT AND SANDRA BENT, HUSBAND AND WIFE AND ALISHA BENT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUSAN MARIE SMITH-COWSER***, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Unit No. 247, on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village - Tract 18, Phase Two, as shown by plat appearing of record in Instrument No. 20010423-0039877, revising Plat Book 9700, Page 968, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said unit.

Being the same property conveyed to Vinton Bent, Sandra Bent, and Alisha Bent by Special Warranty deed from Federal National Mortgage Association of record in Instrument No. 20120628-0057030 Register's Office for Davidson County, Tennessee, dated June 22, 2012 and recorded on June 28, 2012.

*a married person

This conveyance is subject to:

- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 968, as amended in Instrument No.20010423-0039877, Plat Book 4860, Page 73 and Plat Book 5200, Page 444, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, Book 11703, Pages 518 and 520, Book 5469, Page 840, Book 7751, Page 907, Book 11703, Page 581, Instrument No. 20000316-0027171, Instrument No. 20001031-0108075, Instrument No. 20010322-0027767, Instrument No. 20010322-0027768, Instrument No. 20000627-0063887, Instrument No. 20010923-0073937, Instrument No. 20021211-0152723, Instrument No. 20070118-0007533, Instrument No. 20091105-0102438, and Instrument No.20050222-0018814, and Instrument No. 20050222-0018813, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11703, Page 560 and Instrument No. 20031118-0168332, in the Register's Office for Davidson County, Tennessee.
- Charter of Greens Homeowner's Association, Inc., of record in Book 11703, Page 579, in the Register's Office for Davidson County, Tennessee.
- Subject to Memorandum of Lease of record in Book 10690, Page 327, in the Register's Office for Davidson County, Tennessee.
- Easement for sewer of record in Book 8870, Page (s) 887 and 932, and Instrument No. 20001012-0101575, in the Register's Office for Davidson County, Tennessee.
- Overhead Line Easement of record in Book 11594, Page 299, in the Register's Office for Davidson County, Tennessee.
- Easement for Cart Path of record in Book 10110, Page 854, in the Register's Office for Davidson County, Tennessee.
- Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, Page 410, in the Register's Office for Davidson County, Tennessee.

• Right of Way Dedication of record in Book 4460, Page (s) 149 through 151, inclusive, in the Register's Office for Davidson County, Tennessee.
• Anchor Easement of record in Book 5563, Page 5, in the Register's Office for Davidson County, Tennessee.
• Conveyance of the common area to Greens Homeowner's Association, Inc., of record in Instrument Number 20001010-0100361, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Instrument Number 20010314-0024179, and Instrument No. 20020815-0098780, in the Register's Office for Davidson County, Tennessee.
• Easement for Cable Television of record in Instrument Number 20001012-0101575, in the Register's Office for Davidson County, Tennessee.
• Agreements of record in Instrument Number 20020507-0056329, in the Register's Office for Davidson County, Tennessee.
• Quitclaim Deed to Homeowners' Association for Common Elements of record in Instrument Number 20021211-0152725, in the Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20120628-0057030 in the Register's Office for Davidson County, Tennessee..
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **140 Nashboro Greens, Nashville, Tennessee 37217**.

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; 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 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/our hand(s) this the 9th DAY OF JUNE, 2016.

Vinton Bent

Sandra Bent

Alisha Bent

STATE OF Florida

COUNTY OF Osceola

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VINTON BENT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of June, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

BERNARD S. EDWARDS
Commission # EE 191850
Expires July 24, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

STATE OF Florida

COUNTY OF Osceola

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA BENT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of June, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

BERNARD S. EDWARDS
Commission # EE 191850
Expires July 24, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

STATE OF Florida

COUNTY OF Osceola

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALISHA BENT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of June, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

BERNARD S. EDWARDS
Commission # EE 191850
Expires July 24, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

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
My Commission Expires 04-24-2018

Shelly M Smith