Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
NICK SHELTON
ATTORNEY AT LAW
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BILL GARRETT, Davidson County
Trans:T20160050824 DEEDWARR
Recvd: 06/15/16 15:06 3 pgs
Fees:18.00 Taxes:481.00
20160615-0060740

New Owner:
Brittany Smith
5806 Brentwood Trace
Brentwood, TN

Send Tax Bill to: same

M/P TAX ID: 160-14-0-b-102.00

WARRANTY DEED

FOR A FULL AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, BETH R. LOUDERMILK, hereinafter referred to as Grantor, has this day bargained and sold and does hereby transfer, grant and convey unto BRITTANY SMITH, hereinafter Grantee, her heirs and assigns, the following described real estate situated and lying in Davidson County, Tennessee:

Being Unit No. 5806 in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davison County, Tennessee, as shown on the Plat of Brentwood Trace Condominiums, recorded in Book 5200, page 219, as revised in Book 5200, page 230 and Book 5200, page 261, all of recorded in Book 5524, page 415, amended in Book 5545, page 510, said Register's Office, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Davidson Co, TN real estate being lot number 5806 on the plan of Brentwood Trace Condos in Plat Book 5200, Page 219, Revised in Book 5200, Page 230 and second revision now, of record in book 5200, page 261, Reg. Deeds Davidson Co, TN.

This conveyance is subject to Master Deed of record in Book 5524, page 415, amended in Book 5545, page 510 and Book 5200, page 261, all of Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee (s) herein.

Being the same property conveyed to Beth R. Loudermild by affidavit of heirship from the Estate of James A. Robbins dated 6-4-2013 in instrument # 201306140061249,Reg. Deeds Davidson Co, TN.

TO HAVE AND TO HOLD said real estate unto the said **GRANTEE**, her heirs and assigns forever subject to however the following:

1. By laws in book 5524, page 424 Amended by Book 5537, page 988 and book 5868, page 70, Reg. Off. Davidson Co, TN.

2. A lien on Brittany Smith in instrument # 201308210088289.

3. Restrictive Covenants: 5524, page 415, Reg. Deeds Davidson Co, TN.

4. Restrictive Covenants: Book 5545, page 510, Reg. Deeds Davidson Co, TN.

Grantor covenants with the said **GRANTEE**, that the said Grantor is lawfully seized and possessed of said real estate, that she has a good title thereto and a perfect right to convey the same, and that the same is free and unencumbered.

And Grantor further covenants and binds herself, her heirs, assigns, and representatives to forever warrant and defend the title to said real estate unto the said **GRANTEE**, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this 7th day of June, 2016.

Beth R. Loudermilk
BETH R. LOUDERMILK

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Beth R. Loudermilk the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal at office on this 7th day of June, 2016.

Nathan L. Powers
NOTARY PUBLIC

My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of TENNESSEE
County of WILLIAMSON

I, or we, hereby swear of affirm that the actual consideration for this transfer or value of the property transferred, which is great, it $130,000.00, which amount is equal to or greater than the amount which property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn before me on this 7th day of June, 2016.

NOTARY PUBLIC/REGISTER

My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY