BILL GARRETT, Davidson County
Trans:T20160053028 DEEDWARR
Recvd: 06/22/16 10:20 2 pgs
Fees:13.00 Taxes:391.09
20160622-0063473



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $105,700.00.

Sharon A Hill
Affiant

Subscribed and sworn to before me, this 21st day of June, 2016.

Notary Public

My commission expires: 4.11.2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
557 Sam Ridley Parkway, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Angela Knoch Smith	Angela Knoch Smith	117-03-0B-125.00-CO
2601 Hillsboro PK, H-14	2601 Hillsboro PK, H-14	
Nashville, TN 37212	Nashville, TN 37212	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Sharon A. Armer, unmarried and now known as Sharon A. Hill, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Angela Knoch Smith, a married woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. H-14, Parcel 125 in a Horizontal Property Regime, on the Plan of Revised The Villager Condominium Apartments of record in Plat Book 5200, Page 154, as revised in Book 5200, page 201, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sharon A. Armer by Warranty deed from Marcus D. Williamson and Angela Y. Williamson, husband and wife of record in Instrument No. 20060317-0031199 Register's Office for Davidson County, Tennessee, dated March 10, 2006 and recorded on March 17, 2006. Sharon A. Armer is one and the same as Sharon A. Hill.

This property is not now nor has it ever been the marital residence for the grantor.

This is improved property known as **2601 Hillsboro PK, H-14, Nashville, TN 37212 .**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. This conveyance is subject to Subject to all matters shown on the Plan of record in Plat Book 5200, Page 154 and Book 5200, Page 201, Register's Office for Davidson County, Tennessee. Master Deed establishing a Horizontal Property Regime of Villager Condominium of record in Book 5434, Page 665 with Deed of Correction for Master Deed of Villager Condominium recorded in Book 5487, Page 967 and Rules and Regulations of Villager Condominium recorded as Instrument No. 20090616-0055824, Register's Office for Davidson County, Tennessee. Charter of record in Book 5441, Page 815, in the Register's Office for Davidson County, Tennessee. First Amendments to the Bylaw's of the Villager Homeowners' Association, Inc. of record in Instrument Number 20080416-0038631, in the Register's Office for DavidsonCounty, Tennessee.

3. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

4. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21st day of June, 2016.

Sharon A Armer nka Sharon A Hill

Sharon A. Armer nka Sharon A. Hill

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Sharon A. Armer nka and Sharon A. Hill, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of June, 2016.

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

Notary Public
My Commission Expires: 4.11.2020

SolomonParks File No. 7016182A

SP 11/2015