WARRANTY DEED	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
This instrument prepared by: Christopher J. Thornton, P.C. 1661 Aaron Brenner Drive #301 Memphis, TN 38120 901-758-2580 Cartus File #2691544 *Return to:*	The actual consideration or value for this transfer, whichever is greater, is $259,900.00 Affiant Subscribed and sworn to me, this the 23rd day of June, 2016 Notary Public My commission expires: 7.3.2017
Property Address: 807 18th Avenue Unit 410 NASHVILLE, TN 37203	**Property owner and mail tax bills to:** Same as New Owner	**Parcel ID:** Map 092-15-0-C Parcel 410.00

Julie Hamilton State of Tennessee Notary Public Davidson County

THIS INDENTURE is made effective the 23rd day of June, 2016, by **Katelyn M. Blank and husband, Samuel May**, First Parties, for the purpose of conveying the premises described herein to Robert Dalton Smith, unmarried, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Unit 410, Eighteenth Avenue Condominums, as established under Master Deed of record in Instrument No. 20041214-0148798; as amended in Instrument No. 20041216-0149823 and in Instrument No. 20050504-00502222, Re-recorded in Instrument No. 20060109-0003220; amended in Instrument No. 20051132-0142078, Instrument No. 20070509-0055940, and in Instrument No. 20080314-0026174 and further described on Plan of record attached to said Master Deed as "Exhibit E" in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit. Parking space No. 27 is included as an appurtenance to this unit in the third amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Register's Office for Davidson County, Tennessee. The appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the unit.

Being the same property conveyed to Katelyn M. Blank, a single woman, by Warranty Deed, from Robert G. Nemer and Martha I. Nemer, husband and wife, dated February 13, 2015, of record in Instrument No. 20150225-0016279, Register's Office for Davidson County, Tennessee.

Samuel May, husband of Katelyn M. Blank, First Party, joins in the execution of this Warranty Deed for the express purpose of conveying any and all marital rights which he may have in and to the above described property by virtue of his marriage to the said Katelyn M. Blank, but does not join in the covenants and warranties contained herein.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including without limitation the Plan of re-recorded Second Amendment to Master Deed of record in Instrument No. 20060109-00003220, which shows an Owner's Certificate, certain notes, easements and setback lines; Master Deed and By-Laws of 807 Eighteenth Homeowners, of record in Instrument No. 20041214-0148798, Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, Instrument No. 20051123-0142078, Instrument No. 20060109-0003220, Instrument No. 20070509-0055940, and in Instrument No. 20080314-0026174; Boundary Line Settlement, QCD, and Grant of Easements of record in Instrument No. 20050420-0044082; and Charter of 807 Eighteenth Homeowners Homeowner's Association, Inc. of record in Instrument No. 20041130-0142097, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

[CONTINUED ON FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans:T20160054624 DEEDWARR
Recvd: 06/27/16 12:32 2 pgs
Fees:13.00 Taxes:961.63
20160627-0065347

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2016, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Katelyn M. Blank
Katelyn M. Blank

Samuel May
Samuel May

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Katelyn M. Blank**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 16 day of April, 20 16.

Douglas R. Sipes
Commission Expires
November 6, 2017

NOTARY PUBLIC

My Commission Expires: _____

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Samuel May**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 16 day of April, 20 16.

Douglas R. Sipes
Commission Expires
November 6, 2017

NOTARY PUBLIC

My Commission Expires: _____

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

This deed is prepared with information provided by Stellemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.