WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/17

(AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-32180

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Damon Smith	NEW OWNER	117-07-0C-111.00
(NAME)	(NAME)	
4804 Briarwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160056225 DEEDWARR
Recvd: 07/01/16 09:06 2 pgs
Fees: 13.00 Taxes: 1122.21
20160701-0067322

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 considerations, the receipt of which is hereby acknowledged, I, **Gina Levine Kosser** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Richard Damon Smith, a married man**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 111, on the Plan of Hampton Place Townhomes, of record in Plat Book 5200, Page 421, Master Deed of record in Book 5891, Page 897, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gina Levine Kosser, by Quit Claim Deed from Michael J. Kosser, dated 11/09/2015, recorded 11/10/2015, of record in Instrument No. 20151110-0114289, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 5200, Page 421, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 5891, Page 897, in the Register's Office for Davidson County, Tennessee.
Articles of Amendment to the Charter of record in Book 7866, Page 388, Book 7570, Page 314, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4110, Page 257, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 5861, Page 436, in the Register's Office for Davidson County, Tennessee.
Easement contained in Deed of Conveyance of record in Book 6137, Page 911, in the Register's

Office for Davidson County, Tennessee.
Charter of Hampton Place Homeowner's Association, Inc., of record in Book 5894, Page 756, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 111 Hampton Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 29th day of June, 2016.

Gina Levine Kosser

Gina Levine Kosser

State of Tennessee
County of Williamson

Personally appeared before me Gina Levine Kosser, 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 purposes therein contained.

WITNESS my hand and seal this 29th day of June, 2016.

Notary Public
My Commission Expires: 8/27/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD BARRETT JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY