BILL GARRETT, Davidson County
Trans:T20160059999 DEEDWARR
Recvd: 07/13/16 13:18 3 pgs
Fees:18.00 Taxes:1868.50
20160713-0071796

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$505,000.00**.

Affiant

Subscribed and sworn to before me, this 11th day of July, 2016.

Notary Public

My commission expires: 1/20/19

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 105, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
James L. Smith III	James L. Smith III	104-10-0R-006.00
605 Chesterfield Way	605 Chesterfield Way	
Nashville, TN 37212-4004	Nashville, TN 37212-4004	

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,

Ashley Baggett Nussmeyer and husband, Scott Nussmeyer,,

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

James L. Smith III and Lillian Claire Spurling Smith, husband and wife, as tenants by the entirety

(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 Unit 6, The Chesterfield, a Planned Unit Development, as shown of record in Declaration of Covenants, Conditions and Restrictions field for record Instrument No. 20120627-0056191 and amended in Instrument No. 20121025-0098031 and Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Ashley Baggett, an unmarried woman by Warranty deed from Chesterfield Cottages, LLC of record in Instrument No. 20130426-0041865 Register's Office for Davidson County, Tennessee, dated April 19, 2013 and recorded on April 26, 2013

The said Ashley Baggett having since married and now known as Ashley Baggett Nussmeyer.

Scott Nussmeyer, spouse of Ashey Baggett Nussmeyer hereby joins in the execution of this instrument to waive any and all marital rights he may in in subject property.

This is **improved** property known as **605 Chesterfield Way, Nashville, TN 37212-4004.**

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:

Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

Easements, Covenants, Conditions and Restrictions as set forth in record Book 675, Page 668, Book 731, Page 425 and Book 741, Page 516.

covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20120627-0056191 as amended in Instrument No. 20121025-0098031, Instrument No. 20121227-0119329, and Instrument No. 20130125-0008275, Register's Office for Davidson County, Tennessee.

Conveyance to State of Tennessee of record in Book 5028, Page 724, in the Register's Office for Davidson County, Tennessee.

Charter of Chesterfield Homeowner's Association, Inc of record in Instrument Number 20120622-0055064 and recorded in Instrument Number 201207310067300, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Appurtenances of record in Instrument Number 20070302-0025616, Instrument No. 20070419-0041475, and Instrument No. 20120827-0076955, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Water Lines and/or Appurtenances of record in Instrument Number 20120827-0077080, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Book 1129, Page 133, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20070409-0041489, in the Register's Office for Davidson County, Tennessee.

Conveyance to State of Tennessee of record in Book 5028, Page 724, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20130426-0041865 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

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 22nd day of July, 2016.

Ashley Baggett Nussmeyer

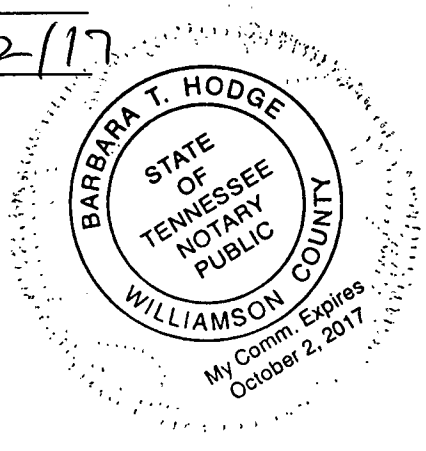
Scott Nussmeyer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ashley Baggett Nussmeyer and Scott Nussmeyer, 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 11th nd day of July, 2016.

Notary Public
My Commission Expires: 10/2/17



SolomonParks File No. 160203