Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$160,000.00**
|
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|15 day of July, 2016.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 3-6-18
| (AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis L. Williams, II 2248 Riverway Drive Old Hickory, TN 37138	New Owner	053-06-0-B-013.00 CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Johnny Smith, Jr. and Chessie A. Smith, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Curtis L. Williams, II, a single man

Hereinafter called the grantees, their heirs and 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 Lot No. 224 on the Plan of Phase 2, Waterford, R10 Residential PUD of record in Plat Book 7900, Page (s) 412 and 413, 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 Johnny Smith, Jr. and Chessie A. Smith, husband and wife, by Warranty Deed from Mary Ann Yoppolo, unmarried, dated October 16, 2015, of record in Instrument Number 20151023-0108016, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 7900, Page 412-413, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 7463, Page 294, Book 8694, Page 216, Restated in Book 8699, Page 462, amended in Book 9530, Page 185, Register's Office for Davidson County, Tennessee.
4) Property is subject to the By-Laws of record in Book 8715, Page 583, amended in Instrument Number 20090309-0020515, said Register's Office.
5) Property is subject to the Charter for the Waterford Community Association of record in Book 8711, Page 701, said Register's office.
6) Property is subject to the Conveyance for Common Area of record in Book 8175, Page 590, said Register's Office.
7) Property is subject to an Easement of record in Book 2024, Page 225, said Register's Office.
8) Property is subject to a Sewer Easement of record in Book 1717, Page 30, said Register's Office.
9) Property is subject to rights of upper and lower riparian owners in and to the flow of the Harpeth River and its effect on the boundary of the title insured herein.
10) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2248 Riverway Drive, Old Hickory, TN 37138**
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

BILL GARRETT, Davidson County
Trans:T20160061241 DEEDWARR
Recvd: 07/18/16 09:56 2 pgs
Fees:13.00 Taxes:592.00
20160718-0073328

Witness our hand(s) this 15th day of July, 2016.

Johnny Smith, Jr.

Chessie A. Smith

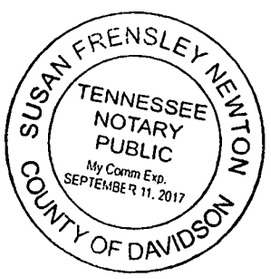
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Johnny Smith, Jr. and Chessie A. Smith, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076