WARRANTY DEED

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$825,000.00.**

Affiant

Subscribed and sworn to before me this 5th day of August, 2016

Notary Public
My Commission expires: 5-2017
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Troy J. Smith	SAME	11811008100
1138 Brookwood Lane		
Nashville, TN 37220		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Heather Place Partners, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Troy J. Smith and wife, Jeanie Smith**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 1 of Block E, on the Plan of Berry Hill Gardens, of record in Book 1130, Page 36, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Heather Place Partners, LLC from James C. Fleming, unmarried and Marlene C. Fleming, unmarried by Warranty Deed on February 9, 2015, of record in Instrument Number 20150213-0013442, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $5,920.52 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 11811008100, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1165, Page 627, Register's Office for Davidson County, Tennessee.

This is improved property known as: **518 Heather Place, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Davidson County DEEDWARR
Recvd: 08/08/16 16:14 2 pgs
Fees:13.00 Taxes:3052.50
20160808-0082500

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 our hands this August 5, 2016.

Heather Place Partners, LLC

By: Jack Polson, Authorized Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jack Polson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized member of Heather Place Partners, LLC, the within named bargainor, a limited liability company, and that as such member, Jack Polson, executed the foregoing instrument for the purpose therein contained..

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.