Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

BILL GARRETT, Davidson County
Trans:T20160075096 DEEDWARR
Recvd: 08/29/16 10:56 2 pgs
Fees:13.00 Taxes:471.75
20160829-0090034

04-1608-56156

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $127,500.00.

Affiant

Subscribed and sworn to before me this 26th day of August, 2016.

Notary Public
My commission expires: 3/31/2020

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Melissa Boyd 5515 Country Drive Apt 47 Nashville TN 37211	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	162-05-0-C-047.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Britiny Holt n/k/a Britiny Clark, married and Mary M. Smotherman, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Melissa Boyd, an unmarried person**, hereinafter called the Grantees, their successors 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 Unit No. 47, on the Plan of Hickory Valley Condominiums, a Condominium, a Horizontal Property Regime, located on Country Drive, Nashville, TN, as shown on the plat of Hickory Valley Condominiums, Condominium Apartments, of record in Book 4460, Page 27, and as established by a Master Deed of record in Book 4521, Page 574; as clarified in Book 5001, Page 394; as amended in Book 8466, Page 263 and in Book 10597, Page 675; and as re-recorded in Book 10645, Page 743, Register's Office for said County, to which reference is hereby made for a more complete description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hickory Valley Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 4521, Page 574; as clarified in Book 5001, Page 394; as amended in Book 8466, Page 263 and in Book 10597, Page 675; and re-recorded in Book 10645, Page 743. and By-Laws appended thereto, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Britiny Holt and Mary M. Smotherman by deed from Justin Emmanuel, married, dated July 6, 2007, recorded July 10, 2007, of record in Instrument No. 20070710-0082008, Register's Office for Davidson County, Tennessee.

John Clark, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5515 Country Drive Apt 47, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 26th day of August, 2016.

Britiny Clark

Britiny Clark

Mary M. Smotherman

Mary M. Smotherman

John Clark

John Clark

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Britiny Clark, Mary M. Smotherman and John Clark**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 26th day of August, 2016.

Notary Public
State of Tennessee at Large

TONJA COX
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission expires: 3/31/20