WARRANTY DEED

Emily A. Todd
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

O-VRES-16-1416-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Melissa A. Henn	New owner	
(NAME)	(NAME)	**050-03-0B-157.00-CO**
1416 Cranapple Cv		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-6012		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **RODNEY D. SMITH AND WIFE, STEPHENIE K. SMITH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELISSA A. HENN, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 69 on the Plan of Mulberry Downs, Phase IC of record in Plat Book 7900, Page 442, 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 Rodney D. Smith and wife, Stephenie K. Smith by Quitclaim deed from Rodney D. Smith, a single person and Stephenie K. Wright, a single person of record in Instrument No. 20061205-0149774 Register's Office for Davidson County, Tennessee, dated November 20, 2006 and recorded on December 5, 2006.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 442, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8052, Page 316, Register's Office for Davidson County, Tennessee;
- Charter for HOA of record in Book 8164, Page 37, in the Register's Office for Davidson County, Tennessee;
- By-Laws of record in Book 9892, Page 939, in the Register's Office for Davidson County, Tennessee;
- Conveyance of Common Area of record in Book 8175, Page 137, in the Register's Office for Davidson County, Tennessee;
- Water/Sewer Easements of record in Book 8486, Page 320 and Book 8486, Page 325, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1416 Cranapple Cv , Nashville, Tennessee 37207-6012**.

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), their heirs and 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), 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:T20160076608 DEEDWARR
Recvd: 09/01/16 09:27 2 pgs
Fees:13.00 Taxes:651.20
20160901-0091856

Witness my/our hand(s) this the 26th DAY OF AUGUST, 2016.

Rodney D. Smith by Ryan Lux, Attorney In Fact

Stephanie Smith by Ryan Lux, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Lux, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RODNEY D. SMITH AND STEPHENIE K. SMITH, and who acknowledged he/she/they executed the same as the free act and deed of the said RODNEY D. SMITH AND STEPHENIE K. SMITH.

Witness my hand and official seal, this the 26th of August, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212