WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-BC-16-303-H

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)
Mary L Ball and Edgar Thomas Ball	new owner	
(NAME)	(NAME)	**084-04-0A-303.00-CO**
2800 Western Hills		
(ADDRESS)	(ADDRESS)	
Donelson, TN 37204		
(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, **SMG NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY L BALL, WIFE AND HUSBAND EDGAR THOMAS BALL,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 303, Autumn Chase Condominiums, Horizontal Property Regime, located on McGavock Pike, Nashville, Davidson County, Tennessee, as shown on the plat of Autumn Chase Condominiums, recorded in Exhibit "A", and described in a Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 7718, Page 418, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restriction, conditions, and regulations imposed upon and relating to the property, apartments, owners and tenants of Autumn Chase Condominiums, contained in the Master Deed and By-Laws appended thereto, of record in Book 7718, Page 418, said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied herein.

Being the same property conveyed to SMG Nashville, LLC, a Tennessee limited liability company by Quitclaim deed from Stingem Management Group of record in Instrument No. 20060911-0112014 Register's Office for Davidson County, Tennessee, dated August 17, 2006 and recorded on September 11, 2006. (Value of consideration shown in aforementioned deed $10.00.)

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Plat Book 6900, Page 609, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Autumn Chase Condominium of record in Book 7718, Page 418, Register's Office for Davidson County, Tennessee.
- By-Laws of Autumn Chase Homeowners Association of record in Book 7718, Page 477, as amended in Instrument No. 20050823-0100514 and Instrument No. 20150121-0005716, in the Register's Office for Davidson County, Tennessee.
- Charter of Autumn Chase Homeowners Association of record in Book 7728, Page 111, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **303 Autumn Chase Drive , Nashville, Tennessee 37214-1666**.

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:T20160079612 DEEDWARR
Recvd: 09/12/16 11:06 2 pgs
Fees:13.00 Taxes:859.14
20160912-0095503

Witness my/our hand(s) this the 7 DAY OF SEPTEMBER, 2016.

SMG Nashville, LLC, a Tennessee limited liability company

BY: _____
Stingem Management Group, Sole Member
James E. Patterson, General Manager

STATE OF Virginia
County OF Henrico

On this the 7 day of September, 2016, before me personally appeared James E. Patterson, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the General Manager of Stingem Management Group, Sole Member of SMG Nashville, LLC, the within named bargainor, a limited liability company, and that he as such General Manager of Stingem Management Group, Sole Member of SMG Nashville, LLC, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 7 day of September, 2016.

_____
Notary
My Commission Expires: 11/30/2019

SARAH J LAUMER
NOTARY PUBLIC
REG # 7130736
MY COMMISSION EXPIRES
11/30/2019
COMMONWEALTH OF VIRGINIA

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