THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Guy Smith and Patricia Smith
9521 Grand Haven Drive
Brentwood, TN 37027
SEND TAX BILLS TO:
Bank of America
4909 Savarese
Tampa, FL 33634

BILL GARRETT, Davidson County
Trans:T20160082489 DEEDWARR
Recvd: 09/20/16 14:01 2 pgs
Fees:13.00 Taxes:640.10
20160920-0098993

WARRANTY DEED

(Map 161-16-OA, Parcel 137.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **JENNIFER L. FISHER and CHARLES R. FISHER, wife and husband,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **GUY SMITH and PATRICIA SMITH, husband and wife,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 137 on the plan of Townhomes of Shadow Glen, a Horizontal Property Regime, filed as Exhibit A to and established by the Declaration of record in Instrument No. 20040315-0029248, as supplemented in Instrument Nos. 20040713-0083179; 20041025-0128065; 20050118-0005927; 20050317-0029206; 20050425-0045905; 20050520-0056887; 20051007-0121715; 20051107-0134921; 20051207-0147464; 2060124-0009112; as amended in Instrument No. 20050520-0056887; and as corrected in Surveyor's Certificate of Correction in Instrument No. 20040317-0030572, Instrument No. 20040720-0086706 and Instrument No. 20040720-0086707, Register's Office for said County, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, of the Bylaws and the Association of Owners.
>
> Being the same property conveyed to Jennifer L. Fisher and Charles R. Fisher, wife and husband, by Quitclaim Deed from Jennifer L. Fisher (formerly known as Jennifer L. Smith), dated May 31, 2013, of record in Instrument No. 20130606-0057676, in the Register's Office of Davidson County, Tennessee.
>
> Also being the same property conveyed to Jennifer L. Smith, an unmarried woman by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated April 28, 2006, of record in Instrument No. 20060502-0050203, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 605 Shadow Glen Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2016 real property taxes which will be prorated at closing and paid by the Grantors.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 15th day of September, 2016.

JENNIFER L. FISHER

CHARLES R. FISHER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer L. Fisher and Charles R. Fisher, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of September, 2016.

Notary Public

My Commission Expires: MAY 20, 2017

(SEAL)

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $173,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 15th day of September, 2016.

Notary Public

My commission Expires: MAY 20, 2017

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 20160742