WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-33570

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/27/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Forrest Coleman Smith	NEW OWNER	119140A08400CO
(NAME)	(NAME)	
2929 Selena Drive, #84		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160083655 DEEDWARR
Recvd: 09/23/16 09:59 2 pgs
Fees:13.00 Taxes:314.50
20160923-0100369

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 considerations, the receipt of which is hereby acknowledged, I, **Constance O. Harvey, a married woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Forrest Coleman Smith, an unmarried man**, hereinafter called the GRANTEE(S), 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. 84 as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, Page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, Page 320, said Register's Office to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Constance O. Harvey by Quitclaim Deed from Gene H. Owen, dated 10/07/2014, recorded 10/09/2014 of record in Instrument No. 20141009-0093871, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 5200, Page 520, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 5552, Page 732 and Amendment of record in Book 6058, Page 320, and Book 1001, page 539, in the Register's Office for Davidson County,
Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3822, Page 25, Book 4259, Page 977 and Book 4260, Page 332, said Register's Office.
Easement of record in Book 11362, Page 523, said Register's Office.
Deed Restrictions of record in Book 909, Page 48, said Register's Office.

Restrictions of record in Book 919, Page 393, said Register's Office.
Restrictions of record in Book 919, Page 628, said Register's Office.
Restrictions of record in Book 928, Page 752, said Register's Office.
Restrictions contained in Installment Deed of record in Book 946, Page 252, said Register's Office.
Restrictions of record in Book 1579, Page 387, said Register's Office.
Restrictions of record in Book 1581, Page 55, said Register's Office.
Lease Agreement of record in Book 5585, Page 985, said Register's Office.
Bill of Sale and Agreement of record in Book 5585, Page 989, said Register's Office.
Charter of Kingswood Homeowners' Association of record in Book 6092, Page 579, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2929 Selena Drive, #84, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 20th day of September, 2016.

Constance O. Harvey

State of Tennessee
County of Williamson

Personally appeared before me Constance O. Harvey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of September, 2016.

Notary Public
My Commission Expires: 8/27/17

DONALD H. [illegible] JR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027