THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165135

RECORD & RETURN TO:
Midtown Title, LLC
1704 Charlotte Ave., Ste 105
Nashville, TN 37203
File No. M165135

BILL GARRETT, Davidson County
Trans:T20160085691 DEEDWARR
Recvd: 09/29/16 12:39 2 pgs
Fees:13.00 Taxes:266.40
20160929-0102765

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $72,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of September, 2016.

Notary Public
My Commission Expires: 5/5/2020

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andra Brewer 2405 Porter Road Nashville, TN 37206	NEW OWNER	096-11-0A-018.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ashley R. Ivey Smith, a married woman, Sandra F. Sterry unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Andra Brewer and James A. Ivey, Jr., wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit Number C-2 of Hickory Place Condominiums, Phase I, Section I, a horizontal property regime established by Master Deed of Record in Book 647, Page 435, and re-recorded in Book 6476, Page 663, and amended in Book 6654, Page 910; Instrument of Correction in Book 6759, Page 533; amended in Book 7015, Page 182, Book 7015, Page 187, and Book 7015, Page 192 the plat of which is of record in Plat Book 6250, Page 228, said Registers Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ashley R. Ivey and, Sandra F. Strube, both unmarried by Warranty Deed from Heritage Credit Union, recorded on the 4th day of May, 2005 in Instrument No. 20050504-0049859, in the Register's Office of Davidson County, Tennessee.

Ashley R. Ivey having since married, is now known as Ashley R. Ivey Smith. James Smith, her husband, joins in the execution of this deed for the purpose of conveying any/all interest he may have in subject property by virtue of their marriage.

Sandra F. Strube, having been married and then divorced, is now known as Sandra F. Sterry.

This is ☒ Improved OR ☐ Unimproved property located at: 410 Stewarts Ferry Pike, Nashville, TN 37214

This conveyance is made subject to 1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of September, 2016.

Ashley R Ivey Smith
Ashley R Ivey Smith

James Smith
James Smith

Sandra F. Sterry
Sandra F. Sterry
(formerly Sandra F. Strube)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Ashley R Ivey Smith**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of September, 2016.

AMANDA VAUGHN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Amanda Vaughn
Notary Public
My Commission expires: 5/5/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **James Smith**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of September, 2016.

RACHEL ODOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Rachel Odom
Notary Public
My Commission expires: 5-19-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Sandra F. Sterry**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of September, 2016.

Amanda Vaughn
Notary Public
My Commission expires: 5/5/2020

AMANDA VAUGHN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY