WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160087370 DEEDWARR
Recvd: 10/04/16 15:17 2 pgs
Fees:13.00 Taxes:1073.00
20161004-0104822

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(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)
Nashville Properties, LLC	**New Owner**	
(NAME) **19612 SW 69th Place**	(NAME)	**171-02-0A-100.00-CO**
(ADDRESS) **Pembroke Pines, FL 33332**	(ADDRESS)	
(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, **JOYCELYN SMITH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NASHVILLE PROPERTIES, LLC,** 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 apartment in Davidson County, Tennessee, described as Unit No. 100 Phase 3B, Brentwood Villa, a Condominium, a Horizontal Property Regime, located on Glenstone Circle, Davidson County, TN, as shown on the plat of Phase 3B, Brentwood Villa, Condominium Apartments, recorded in Plat Book 6900, Page 4, as amended in Plat Book 6900, Page 329, said Register's Office, and described in a master deed recorded in Book 6923, Pages 943 and 986, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Phase 3B, Brentwood Villa, condominium apartments contained in the master deed recorded in Book 6923, Pages 943 and 986, and by-laws recorded in Book 7423, Page 567, Book 8074, Page 564, Book 7035, Page 115, Book 7101, Page 730, as re-recorded in Book 7143, Page 18, Book 7266, Page 84 and Book 7423, Page 574, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Joycelyn Smith, unmarried by Warranty deed from James Steven Fields, unmarried of record in Instrument No. 20090929-0090210 Register's Office for Davidson County, Tennessee, dated September 25, 2009 and recorded on September 29, 2009.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 6900, Page 4, as amended in Book 6900, Page 329;
- Master Deed of record in Book 6923, Page 943, as amended in Book 7035, Page 115, Book 7101, Page 730, as re-recorded in Book 7143, Page 18, and further amended in Book 7266, Page 84 and Book 7423, Page 574;
- By-Laws of record in Book 6923, Page 986, as amended in Book 7423, Page 567 and Book 8074, Page 564;
- Charter of record in Book 6936, Page 895 and Articles of Amendment of record in Book 7998, Page 250 and Book 8267, Page 270;
- Deed of Conveyance of record in Book 8127, Page 666, Book 8127, Page 782, Book 8127, Page 802 and Book 8128, Page 17;
- Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20120124-0006661;
- Easement for water mains and appurtenances of record in Book 5155, Page 164;
- Easement for sewer force main of record in Instrument No. 20030707-0093162;
- Storm water detention agreement of record in Book 6385, Page 814, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **209 Glenstone Circle , Brentwood, Tennessee 37027**.

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.

Witness my/our hand(s) this the 3rd DAY OF OCTOBER, 2016.

Joycelyn Smith

Brian Fee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOYCELYN SMITH and BRIAN FEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of October, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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