STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans: T20160087736 DEEDWARR
Recvd: 10/05/16 12:53 2 pgs
Fees: 13.00 Taxes: 484.70
20161005-0105263

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2016.

Notary Public
MY COMMISSION EXPIRES: 10/18/16
File No. G16-6180D

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brianna K. Smith (NAME)	new owner (NAME)	64-13-B-54CO
206 Laurel Hill Drive (STREET ADDRESS)	(STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Karen D. Coulthard-McMahon, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brianna K. Smith,** unmarried 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:

Land in Davidson County, Tennessee, being Unit No. 206 on the plan of LAUREL HILL COURTYARD HOMES, as shown by plat of record in Plat Book 6900, Page 573, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Karen D. Coulthard, n/k/a Karen D. Coulthard-McMahon from Laura L. Clarkson, now known as Laura Johnson, and husband, Robert Johnson, by Deed dated August 22, 2008, as Instrument No. 20080829-0089055, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 573, Register's Office for Davidson County, Tennessee.

3. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Laurel Hill Courtyard Homes and recorded in Book 7466, page 438, Book 7717, page 82, and Book 8199, page 779, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Book 7872, page 388, and Book 8209, page 228, Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement as recorded in Book 6566, page 208, Register's Office for Davidson County, Tennessee.

6. Easement to Bellsouth Telecommunications, Inc. as recorded in Instrument No. 20010607-0059700, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 206 Laurel Hill Drive, Old Hickory, TN 37138.

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.

Witness my/our hand(s) this 30th day of September, 2016.

Karen D Coulthard-McMahon September 30, 2016
Karen D. Coulthard-McMahon Date

STATE OF Florida

COUNTY OF Okaloosa }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Karen D. Coulthard-McMahon, unmarried, the bargainor(s), 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 30th day of September, 2016.

My Commission Expires: 02/08/2020

Notary Public

MY-NGUYEN TRAN
MY COMMISSION # FF 949932
EXPIRES: February 8, 2020
Bonded Thru Notary Public Underwriters

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066