BILL GARRETT, Davidson County
Trans:T20160106864 DEEDWARR
Recvd: 12/05/16 15:48 2 pgs
Fees:13.00 Taxes:370.00

20161205-0127600

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Thomas L. Cunningham
Affiant

Subscribed and sworn to before me, this 1ST DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/2/2018

(AFFIX SEAL)

RACHEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Two Mile Properties, LLC	Two Mile Properties, LLC	026050A00200CO
	(NAME)	
405 Two Mile Pike Unit 2 Ste B	405 Two Mile Pike Unit 2 Ste B	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Nancy G. Smith, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Two Mile Properties, LLC, hereinafter called the Grantees, their heirs and assigns, that 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. 2 AS SET FORTH ON THE RESTATED MASTER DEED ESTABLISHING THE HORIZONTAL PROPERTY REGIME OF COLONIAL SQUARE CONDOMINIUMS, WITH APPENDED EXHIBITS, AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND BY-LAWS OF COLONIAL SQUARE CONDOMINIUMS, INC., OF RECORD IN INSTRUMENT NO. 20120215-0013195, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE, TOGETHER WITH THE APPURTENANT INTEREST IN AND TO THE COMMON ELEMENTS, AS DEPICTED UPON EXHIBIT "B" TO THE RESTATED MASTER DEED OF COLONIAL SQUARE CONDOMINIUMS.

BEING A PORTION OF THE CONVEYED TO ROGER L SMITH, SR. AND WIFE, NANCY G. SMITH, BY DEED FROM ROGER SMITH INSURANCE AGENCY, INC., OF RECORD IN BOOK 6749, PAGE 979, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO NANCY G. SMITH BY QUITCLAIM DEED FROM JOHN E. BENZ, JOHN H. LOWE AND WIFE, NANCY W. LOWE OF RECORD BY INSTRUMENT NO. 20120215-0013137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ROGER L. SMITH, SR., HAVING SINCE DIED.

REGINA TOOLE EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF NANCY G. SMITH PURSUANT TO POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20161205-0127599, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 405 Two Mile Pike, Unit 2 Ste B Goodlettsville, TN 37072
(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 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. 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 1st day of December, 2016.

WARRANTY DEED
(Continued)

THIS CONVEYANCE IS SUBJECT TO 2017 TAXES AND SUBSEQUENT YEARS.

Nancy G. Smith Nancy G. Smith

By: Regina Toole
Regina Toole, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 1st day of December, 2016, before me, a Notary Public, in and for said County and State, personally appeared Regina Toole, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nancy G. Smith, acknowledged that such persons executed the same as the free act and deed of the said Nancy G. Smith.

Witness my hand and seal, this 1st day of December, 2016.

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 7/2/2018

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072