WARRANTY DEED

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

R-P-16-04523-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,800.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 2016.

_____
Notary Public

MY COMMISSION EXPIRES: _____
(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)
Christopher A. Gobble and Sarah E. Dougan	**Guaranty Trust Company**	
(NAME) **4523 Michigan Avenue**	(NAME) **3500 Parkway Lane, Suite 415**	**91-8-B-2.00CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Norcross, GA 30092**	
(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, **STACY BETH SMITH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER A. GOBBLE, UNMARRIED, AND SARAH E. DOUGAN, UNMARRIED, A TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Unit No. B, as shown on the plan of Eastoak Groves Townhouses, Phase 1, a Horizontal Property Regime, filed as Exhibit A to and established by the Master Deed of record in Instrument No. 20080602-0055567, as amended in Instrument No. 20120402-0027510, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Townhome, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Stacy Beth Smith, an unmarried person by Warranty Deed from Cameron Eades and Anna Chappel, husband and wife, recorded April 21, 2015 in Instrument No. 20150421-0035423 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Horizontal Property Regime of Eastoak Groves Townhouses of record in Instrument Number 20080602-0055567, Supplement and Amendment in Instrument No. 20091119-01006608, Instrument No. 20100517-0037873, Instrument No. 20110526-0040369, 20120402-0027510, Instrument No. 20130507-0045718, Scrivener's Affidavit recorded in Instrument No. 20130816-0086526 and Instrument No. 20130910-0095257 and amended in Instrument No. 20130701-0067775, Register's Office for Davidson County, Tennessee.
- Charter for Eastoak Groves Townhouses of record in Instrument Number 20080602-0055566, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4523 Michigan Avenue, Nashville, Tennessee 37209**.

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.

BILL GARRETT, Davidson County
Trans:T20160107232 DEEDWARR
Recvd: 12/06/16 14:46 2 pgs
Fees:13.00 Taxes:1146.26

20161206-0128060

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MT5266

Witness my/our hand(s) this the 5th DAY OF DECEMBER, 2016.

Stacy Beth Smith

Stacy Beth Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STACY BETH SMITH, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of December, 2016.

William E. Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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