Warranty Deed

RETURN TO Stewart Title Company 121 First Avenue South, Suite 200 Franklin TN 37064 File #01288-36319	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $554,900.00 Affiant Subscribed and sworn to before me, this the 15th day of March, 2017. Notary Public My commission expires:

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

BILL GARRETT, Davidson County
Trans: T20170024681 DEEDWARR
Recvd: 03/23/17 11:46 2 pgs
Fees: 13.00 Taxes: 2053.13
20170323-0028476

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robert M. Smithson Melissa L. Hodges	Commercial Bank	
2028 Rudden Lane	420 E Emory Rd	145-15-0A-016.00-CO
Knoxville TN 37919	Powell TN 37849	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **N. C. HARDEN AND J. D. HARDEN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT M. SMITHSON AND MELISSA L. HODGES, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 17-B as specified on the Plat shown in the Master Deed, on the Plan of Stratford Place Residential Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq , as amended, Tennessee Code Annotated, and as established by the Master Deed Establishing a Horizontal Property Regime of Stratford Place Residential Condominiums, of record in Book 6472, Page 47, and amended in Book 7140, Page 592, re-recorded in Book 7234, Page 801, and further amended in Book 7353, Page 472, in Book 7426, Page 234, in Book 7756, Page 116, in Instrument No. 20040402-0037662, Instrument No. 20130425-0041343, and 20161118-0122027 and Scrivener's Affidavit of record in Instrument No. 20161216-0132255 Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Stratford Place Residential Condominiums, for placement of Units, as set out on Exhibit "A" to the Fourth Amendment to the Master Deed of record in Book 7756, Page 116, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to N. C. Harden and J. D. Harden, husband and wife by Warranty deed from Billy Lewis Taylor and wife, Nelda Rose Taylor of record in Instrument No. 20140820-0075953 Register's Office for Davidson County, Tennessee, dated August 15, 2014 and recorded on August 20, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 5330 Otter Creek Court, Nashville, TN 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of March, 2017.

N. C. Harden

J. D. Harden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named N. C. Harden and J. D. Harden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of March, 2017.

Notary Public

My Commission Expires:

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017