Prepared by:,
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33480-01-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $321,000.00. Affiant Subscribed and sworn to before me this 13th day of March, 2017. Notary Public My Commission Expires:

TARA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Allison L. Renfro 229 Hearthstone Manor Lane Brentwood, TN 37027	NEW OWNER	Map and Parcel No.: 160 15 0 A 061 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joe Oliver Smith, Successor Trustee of The Elizabeth Jane Smith Revocable Trust u/a/d March 7, 2006, as amended and restated on March 18, 2016** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Allison L. Renfro**, an unmarried woman("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 229 Hearthstone Manor Ln, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20170025759 DEEDWARR
Recvd: 03/27/17 15:04 3 pgs
Fees:18.00 Taxes:1187.70
20170327-0029799

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of March, 2017.

SUCCESSOR TRUSTEE

Joe Oliver Smith, Successor Trustee of The Elizabeth Jane Smith Revocable Trust u/a/d March 7, 2006, as amended and restated on March 18, 2016

STATE OF Maryland

COUNTY OF Anne Arundel

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joe Oliver Smith, Successor Trustee of The Elizabeth Jane Smith Revocable Trust u/a/d March 7, 2006, as amended and restated on March 18, 2016, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of March, 2017.

Michelle A. Volland

Notary Public

My Commission Expires: July 18, 2020

MICHELLE A VOLLAND
COMM. EXP.
NOTARY
PUBLIC
JULY 18, 2020
ANNE ARUNDEL COUNTY, MD

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 61 on the Condominium Site Plan of Phase IV, Hearthstone Manor, as of record in Plat Book 6250, page 990, revised in Book 6200, page 642, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Elizabeth Jane Smith, Trustee of The Elizabeth Jane Smith Revocable Trust u/a/d March 7, 2006, with full power to sell, transfer, mortgage or otherwise convey without the joinder of any beneficiary, her heirs, successors and assigns by Quitclaim Deed dated March 8, 2006 from Elizabeth J. Smith, unmarried of record in Instrument No. 20060308-0027276, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 160 15 0 A 061 00CO.
2. Restrictive covenants contained in an instrument of record in Book 5409, page 485, Register's Office for Davidson, County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Hearthstone Manor of record in Book 6424, page 839, amended in Book 6582, page 154, Book 6600, page 3, Book 6884, page 251, made applicable Book 6916, page 230, re-recorded in Book 7393, page 749, amended in Book 7398, page 907, Book 7403, page 563, and in Book 11404, page 149, and restated in Instrument No. 20060510-0054690. Register's Office for Davidson County, Tennessee.
4. By-Laws of Hearthstone Manor Homeowners Association, Inc., of record in Book 7403, page 568, amended in Instrument No. 20080624-0064983, Register's Office for Davidson County, Tennessee.
5. Dedication of common area to Hearthstone Manor Homeowners Association, Inc. of record in Book 7393, page 746, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6250, page 990, Revised in Book 6200, page 642, Register's Office for Davidson County, Tennessee.
7. Hearthstone Manor Homeowners Association, Inc. Rules and Regulations recorded in Book 11749, page 481, Register's Office for Davidson County, Tennessee.