Davidson County DEEDWARR
Recvd: 04/04/17 16:06 3 pgs
Fees:18.00 Taxes:1165.50
**20170404-0033108**

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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 170310998**<br><br>THOMAS VORHOLT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $315,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 31st day of March, 2017.<br><br>Notary Public<br>My Commission Expires: 8-4-20 |

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Ann Stanford<br>106 FAIRMONT PL<br>Nashville, TN 37203-1002 | New Owner | Tax Parcel ID No.<br>104060G00600CO |

**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, **Shelley Smith now known as Shelley Freeman, married and David Freeman, married together as joint tenants with rights of survivorship and not as tenants in common** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Ann Stanford, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 106, Fairmont Square I Condominiums, as established under Master Deed of record in Book 6250, Page 310, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Shelley Smith, unmarried and David Freeman, unmarried, together as Joint Tenants with Rights of Survivorship and not as Tenants in Common by Warranty Deed from Thomas B. Hamilton and wife, Lady L. Hamilton, recorded on the 24th day of August, 2006 in Instrument No. 20060824-0104694, in the Register's Office of Davidson County, Tennessee.

Shelley Smith and Shelley Freeman being one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FAIRMONT SQUARE I, as recorded in Plat Book 6250, Page(s) 310.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing FAIRMONT SQUARE I Condominium of record in Book 6445, Page 612 , as amended by instrument(s) of record in Book 6484, Page 111 and Book 6653, Page 895.

Charter for Homeowners Association recorded in Book 6491, Page 842, Book 7555, Page 377 and Book 7866, Page 382.

This is improved property located at 106 FAIRMONT PL Nashville, TN 37203-1002.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 31st day of March, 2017.

Shelley Smith NKA Shelley Freeman  David Freeman

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shelley Smith NKA Shelley Freeman and David Freeman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

## True Copy Certification

I, Thomas Vorholt II, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me J. Carla Ikard, a notary public for this county and state, Thomas Vorholt, II who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-8-19
Notary' Seal (if on paper)

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY