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

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58868
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Harold Dragt Julie Dragt 510 Swiss Avenue Nashville, TN 37211	Harold Dragt Julie Dragt 1365 Holly Tree Gap Rd. Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 161150B00700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$191,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lukas Ray Smith, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Harold Dragt and Julie Dragt, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of RoseMonte Townhomes, Phase I, shown on Exhibit "D" to the Master Deed of record in Inst. No. 20051117-0138877, to which Plan reference is made for a complete description.

Being the same property conveyed to Lukas Ray Smith, a single man, by Warranty Deed from Edwin Doyle Harden, a married man, and Skylar Laine Harden, unmarried, dated January 27, 2016 and recorded on February 3, 2016, of record in Inst. No. 20160203-0010643, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record as Exhibit "D" to the Master Deed of record in Inst. No. 20051117-0138877, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Inst. No. 20051117-0138877 , said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of RoseMonte Townhomes of record in Inst. No. 20051122-0141352, said Register's Office.

This is improved property, known as 510 Swiss Avenue, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

BILL GARRETT, Davidson County
Trans:T20170028832 DEEDWARR
Recvd: 04/05/17 14:30 2 pgs
Fees:13.00 Taxes:706.70
20170405-0033495

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of March, 2017.

Lukas Ray Smith
Lukas Ray Smith

State of Tennessee

County of Davidson

On this 31st day of March, 2017, before me the undersigned authority, personally appeared Lukas Ray Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $191,000.00.

Affiant

Sworn and subscribed before me this 31st day of March, 2017.

Nathan L. Powers
Notary

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY