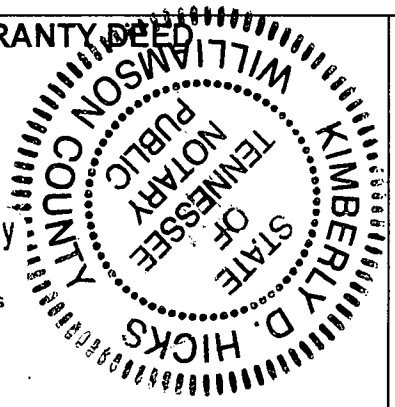
WARRANTY DEED



BILL GARRETT, Davidson County
Trans: T20170038293 DEEDWARR
Recvd: 05/05/17 10:08 2 pgs
Fees: 13.00 Taxes: 2028.34

20170505-0044693

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $548,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-28-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JoAnn O. Mehaffey	NEW OWNER	131020M00200CO
(NAME)	(NAME)	
400 Village Hall Place, #400		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 considerations, the receipt of which is hereby acknowledged, we, **Matthew C. Smith, a single man** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **JoAnn O. Mehaffey, a married woman** , hereinafter called the GRANTEE(S), 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. 2126, as shown on the plan of Village Hall, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Instrument 200505100052650 and amended in Instrument 200606010064170, 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 Condominium, 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 Matthew C. Smith, a single man by Warranty Deed from Haury & Smith Contractors, Inc., a Tennessee corporation, dated 06/01/2012, recorded 06/05/2012, of record in Instrument No. 20120605-0048841, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Taxes for 2017 and subsequent years, a lien not yet due and payable.
All matters shown on the boundary plat of record in Instrument No. 20041001-0118509, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20050510-0052650, Amendment to Master Deed of record in Instrument No. 20060601-0064170, Declaration of Pedestrian-Public Access Easement of record in Instrument No. 20080307-0023084, By-Laws amended of record in Instrument No. 20130422-0039977, Instrument No. 20131204-0123748, Instrument No. 20141202-0110599 and Instrument No. 20170324-0028757, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for

association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Rules and Regulations for Village Hall of record in Instrument No. 20140801-0069319 and Instrument No. 20161128-0124628, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 11740, Page 614, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20040720-0086493, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20140630-0057297, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 400 Village Hall Place, #400, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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.

Witness my hand this 2nd day of May, 2017.

Matthew C. Smith

State of Tennessee
County of Williamson

Personally appeared before me Matthew C. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of May, 2017.

Notary Public
My Commission Expires: 3-25-18

TENNESSEE NOTARY PUBLIC STATE OF WILLIAMSON COUNTY KIMBERLY D HICKS

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027