WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STEVEN PAUL DISSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Deanie L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/8/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20170044013 DEEDWARR
Recvd: 05/24/17 09:39 2 pgs
Fees:13.00 Taxes:591.63

20170524-0051475

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Kaminski	Pinnacle Bank	136150b07700co
(NAME)	(NAME)	
1420 B Washington Blvd., Apt. B	150 3RD Avenue South, Suite 300	
(ADDRESS)	(ADDRESS)	
San Franciso, CA 94129	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rashada S. Cherry and Connie C. Monroe, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MATTHEW KAMINSKI, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

REAL PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, being Unit No. 69 on the Plan of a Horizontal Property Regime with Private Elements, on Phase 2, Smith Springs Townhomes, Revision One, which plan is of record as Instrument No. 20010629-0068937 and to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Rashada S. Cherry, unmarried and Connie C. Monroe, married, as joint tenants with right of survivorship by Warranty Deed dated October 31,2002 from RVR, INC., T/A Ryan Homes, a Virginia Corporation, recorded as Instrument No. 20021105-0135838 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO ALL MATTERS SET FORTH ON THE HORIZONTAL PROPERTY REGIME (WITH PRIVATE ELEMENTS) KNOWN AS SMITH SPRINGS TOWNHOMES, PHASE TWO, REVISION ONE, OF RECORD AS INSTRUMENT NO. 20010629-0068937, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO subject to Rules and Regulations of Smith Springs Townhomes Association, Inc of record as Instrument No. 20110816-0063130, Register's Office for Davidson County, Tennessee; further subject to the terms and obligations and rights or interest of Unit owners set forth in the

Declaration of Covenants, Conditions, Restrictions for Smith Springs Townhomes Association, Inc. of record in Book 11666, Page 151, Register's Office for Davidson County, Tennessee as supplemented by Instrument of record as Instrument No. 20010730-0080392. said Register's Office and subject to By-Laws of Smith Springs Townhomes Association of record in Book 11666, Page 191, said Register's Office

The herein described property is not the principal residence of either of the above named Grantors.

unimproved ☐

This is improved ☑ property, known as 3401 Anderson Road, Townhome 69, Antioch, TN 37013
(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; his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his heirs and 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 our hands this 19 day of May, 2017.

Rashada S. Cherry

Connie C. Monroe

STATE OF North Carolina

COUNTY OF Scotland

On this 19th day of May, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rashada S. Cherry and Connie C. Monroe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
December 8, 2018

Notary Public

DARRON RAY SANDERS NOTARY PUBLIC SCOTLAND COUNTY, N.C.

Return To:
Deanie L. Gregory, Attorney-at-Law
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115