WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170050644 DEEDWARR
Recvd: 06/14/17 09:23 2 pgs
Fees:13.00 Taxes:1239.50
20170614-0059503

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

B-RF-17-1218

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher D. Smith and M. Kathaleen Smith	**Franklin Synergy Bank**	
(NAME) **1218 Chickadee Circle**	(NAME) **722 Columbia Avenue**	**098-06-0B-032.00-CO**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Franklin, TN 37064**	
(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 consideration, the receipt of which is hereby acknowledged, **STEPHANIE L. MCKENNA, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER D. SMITH AND M. KATHALEEN SMITH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Unit A, of Lot 57D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument No. 20051122-0141076, and as shown on the plat of record in Instrument No. 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument No. 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie L. McKenna, unmarried by Warranty deed from Frank Batson Homes, Inc. of record in Instrument No. 20070402-0038778 Register's Office for Davidson County, Tennessee, dated March 30, 2007 and recorded on April 02, 2007.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- All matters shown on Plat recorded in Instrument Number 20051104-0133897 and surveyor's certificate of correction in Instrument No. 20060608-0067981, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20051024-0128043, as supplemented in Instrument No. 20051122-0141076, as amended in Instrument No. 20061004-0122802 and Instrument No. 20071023-0125250, Register's Office for Davidson County, Tennessee.
- Charter of Bridgewater of record in Instrument Number 20060223-0021110, Register's Office for Davidson County, Tennessee.
- Easement(s) to TVA as set forth in instrument recorded in Book 1291, page 99 and Book 1318, page 29, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Instrument No. 20030827-0124253 and Instrument No. 20060120-0008000, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20050222-0019150, Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Instrument Number 20091110-0103837, and Scrivener;'s Affidavit in Instument Number 20091117-0105711, in the Register's Office for Davidson County, Tennessee.
- Open Space Maintenance Agreement of record in Instrument Number 20051024-0128043, in the Register's Office for Davidson County, Tennessee.
- Charter for Bridgwater Villas Townhouse Corp of record in Instrument Number 20060223-0021111, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1218 Chickadee Circle , Hermitage, Tennessee 37076**.

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), their heirs and 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), their 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 my/our hand(s) this the 9th DAY OF JUNE, 2017.

Stephanie L. McKenna

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE L. MCKENNA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212