THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170511953** KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $242,000.00 Claire Peterson Affiant Subscribed and sworn to before me, this 22nd day of June, 2017 Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Claire A. Peterson 1424 BEECH GROVE WAY Nashville TN 37211-6599	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161060A12500CO

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, **Daniel C. Smith, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Claire A. Peterson, 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 125, PHASE 3, OAKHILL TOWNHOMES, as shown on plat of record in Instrument No. 20080709-0070601, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Daniel C. Smith, a single person by Warranty Deed from Jonathan Vieira and wife, Deborah Vieira, recorded on the 30th day of April, 2013 in Instrument No. 20130430-0042694, in the Register's Office of Davidson County, Tennessee.

Sarah Smith joins in the signing of this instrument to convey any marital interest she may have in the subject property.

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 PHASE 3, OAKHILL TOWNHOMES, as recorded in Instrument No. 20080709-0070601.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20070614-0071397, Supplementary to Phase 3 recorded at Instrument No. 20080709-0070601.

Storm Water Detention Agreement as set forth in instrument recorded in Instrument Nos. 20070205-0014422 and 20070404-0040188.

Deed to Homeowners Association for open space/common area recorded at Instrument No. 20080909-0092190.

BILL GARRETT, Davidson County
Trans:T20170054609 DEEDWARR
Recvd: 06/26/17 14:58 2 pgs
Fees:13.00 Taxes:895.40
20170626-0064167

This is improved property located at 1424 BEECH GROVE WAY Nashville TN 37211-6599.

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 22nd day of June, 2017.

Daniel C. Smith

Sarah Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel C. Smith and Sarah Smith, 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 22nd day of June, 2017.

Notary Public

My Commission Expires: _____

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