THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

BILL GARRETT, Davidson County
Trans:T20170067206 DEEDWARR
Recvd: 08/04/17 08:50 2 pgs
Fees:13.00 Taxes:684.50
20170804-0079639

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lauralie Norton and Richard Norton 900 19th Avenue South, Apt. 402 Nashville, TN 37212	Caliber Home Loans 214 Overlook Circle, Suite 275 Brentwood, Tennessee 37027	092-16-OB-037.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **A. J. SMITH AND WIFE, BRENDA L. SMITH**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **LAURALIE NORTON and RICHARD NORTON wife and husband**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 163, 164, 165, 166, 167, 168 AND 169 ON THE PLAN OF O.B. HAYES SECOND PLAN OF SMALL LOTS IN NASHVILLE, OF RECORD IN PLAT BOOK 1, PAGE 81, CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, AND FURTHER KNOWN AS:

UNIT NO. 402 ON THE PLAN OF UNIVERSITY SQUARE CONDOMINIUM APARTMENTS OF RECORD IN BOOK 6900, PAGE 124, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS AS SHOWN IN THE MASTER DEED AND BY-LAWS OF RECORD IN BOOK 7051, PAGE 529, AS AMENDED IN BOOK 7119, PAGE 884, SAID REGISTER'S OFFICE.

Being the same property conveyed to George N. Degerberg, a married man, by Warranty Deed from Elizabeth Leigh Roberts, unmarried, of record in Instrument No. 20050706-0077140, recorded on 7/6/2005, Register's Office for Davidson County, Tennessee; further being the same property conveyed to A.J. Smith and Brenda L. Smith, by Warranty Deed from George N. Degerberg, a married man, of record in Instrument No. 20070717-0085150, recorded on 7/17/2007, Register's Office for Davidson County, Tennessee.

This is improved property known as **900 19th Avenue South, Apt. 402, Nashville, TN 37212**

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, forever. GRANTOR covenants with 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **31st** day of **July, 2017**:

A. J. Smith
A. J. Smith

Brenda L. Smith
Brenda L. Smith

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **A. J. SMITH AND BRENDA L. SMITH**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of July, 2017.

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $185,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF JULY, 2017:

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18