WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. M176855

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176855

BILL GARRETT, Davidson County
Trans: T20170075665 DEEDWARR
Recvd: 08/30/17 10:29 2 pgs
Fees: 13.00 Taxes: 283.05
20170830-0089134

STATE OF TENNESSEE
COUNTY OF Denton

The actual consideration or value, whichever is greater, for this transfer is $76,500.00

Affiant

Subscribed and sworn to before me, this the 25th day of August, 2017.

Notary Public
My Commission Expires: _____

JESSICA LASCELLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Julius Smith Jr. Julius Smith III 3149 Brookview Forest Drive Nashville, TN 37211	NEW OWNER	133110A07100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Vickie James, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Julius Smith, III and Julius Smith, Jr., as joint tenants with right of survivorship**, hereinafter called the Grantees, their heirs and 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. M-11, of Canterbury Hall Condominiums, a condominium or horizontal property regime established by a Master Deed, of record in Book 5440, Page 255, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed, of record in Book 5441, Page 819, and as shown on a plan of record in Book 5200, Page 159, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Vickie James, unmarried by Warranty Deed from Lisa Zanghi unmarried, recorded on the 1st day of November, 2004 in Instrument No. 20041101-0130970, re-recorded in Instrument No. 20050113-0005103, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **500 Paragon Mills Road #M11, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said 2016 property taxes have been prorated between the parties as of the date of this instrument, with the tax paying their prorated share thereof to the tax who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 _____day of August, 2017.

Vickie James

STATE OF TENNESSEE
COUNTY OF Denton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Vickie James**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of August, 2017.

Notary Public
My Commission expires: 4-28-2019

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019