THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170712831** BILL GARRETT, Davidson County Trans:T20170077246 DEEDWARR Recvd: 09/05/17 09:19 2 pgs Fees:13.00 Taxes:647.50 20170905-0090692	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Affiant Subscribed and sworn to before me, this 31st day of August, 2017. Notary Public My Commission Expires: 9/25/19

WARRANTY DEED

*Percy

Address New Owner: William P Hytche, III 2486 Nashboro Blvd Nashville TN 37217	Send Tax Bills To: FirstBank 318 Seaboard lane, STE 205 Franklin, TN 37067	Tax Information: Tax Parcel ID No. 135-12-0E-243.00-CO

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, **Jerry D. Smith and Jessica Anzelmo, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William Percy Hytche III, an unmarried man** ("Grantee"), his 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 No. 243, on the Plan of Phase Two, Nashboro Village Tract Number 21, of record in Book 4660, Page 159, as amended by Instrument No. 20050222-0018814, and as now included in the Horizontal Property Regime, Private Element, Nashboro-Fairway Point, as recorded in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jerry D. Smith and Jessica Anzelmo, husband and wife by Special Warranty deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20110118-0004661 Register's Office for Davidson County, Tennessee, dated December 28, 2010 and recorded on January 18, 2011.

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.

Taxes for the year 2017, a lien not yet due and payable.
All matters shown on the PUD Boundary in Book 4660, page 159, Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of record in Plat Book 11700, Page (s) 49 & 50, Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of record in Plat Book 6200, Page 341, Instrument No. 20020710-0083054, Instrument No. 20020820-0100664 and amended in Instrument No. 20050222-0018814, 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 Book 4827, Page 14, as supplemented by Instruments as record in Book 5469, Page 840 and Book 7751, Page 907, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11703, Page 520, amended in Instrument No. 20000316-0027171, Instrument No.

20000322-0027768, Instrument No. 20000627-0063887, Instrument No. 20031118-0168332, Instrument No. 20050222-0018813, Instrument No. 20050222-0018814 and Instrument No. 20110923-0073937, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
By-Laws of record in Book 11703, Page 560, in the Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Book 11703, Page 518, in the Register's Office for Davidson County, Tennessee.
Easements to Metro of record in Book 4815, Page 425, Book 4868, Page 74, Book 4821, page 109, Book 7225, page 239, Book 11594, page 299, Book 8870, page 932, Book 8870, page 887 and Instrument 20020815-0098780, in the Register's Office for Davidson County, Tennessee.
Memorandum of Lease of record in Book 10690, Page 327, in the Register's Office for Davidson County, Tennessee.
Agreement for Recreation Facilities of record in Instrument Number 20020507-0056329, in the Register's Office for Davidson County, Tennessee.
Cable Easement of record in Instrument Number 20001012-0101573, in the Register's Office for Davidson County, Tennessee.
Conveyance of Common Areas of record in Instrument Number 20001010-0100360, Instrument No. 20021211-0152724 and Instrument No. 20101123-0096906, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 10110, Page 854, in the Register's Office for Davidson County, Tennessee.
Stormwater detention agreement of record in Instrument Number 20010314-0024179 and 20020815-0096780, in the Register's Office for Davidson County, Tennessee.
Parking Rules of record in Instrument Number 20091105-0102438 and Instrument No. 20110923-0073937, in the Register's Office for Davidson County, Tennessee.
Easement for Cart Path of record in Book 10110, Page 860, in the Register's Office for Davidson County, Tennessee.
Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, Page 410, in the Register's Office for Davidson County, Tennessee.
Public Right-of-Way Dedication of record in Book 4460, Page (s) 149 through 151, inclusive, in the Register's Office for Davidson County, Tennessee.
Easement for Cable Television of record in Instrument Number 20001012-0101575, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2486 Nashboro Blvd Nashville TN 37217

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, Grantors have executed this instrument on this 31st day of August, 2017.

Jerry D. Smith

Jessica Anzelmo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jerry D. Smith and Jessica Anzelmo, 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 31st day of August, 2017.

Notary Public
My Commission Expires: 9/10/18

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