WARRANTY DEED

Bill Garrett Davidson County
Batch# 512 DEEDWARR
09/13/2017 10:34:50 AM 2 pgs
Fees: $13.00 Taxes: $506.90

20170913-0093505

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

O-VRES-17-477

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 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)
Terrie M. Smith	**New Owner**	
(NAME)	(NAME)	
477 Hickory Glade Drive		**162-01-0C-100.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **ROSE BROCK, A SINGLE WOMAN AND ELIZA ROSE BROCK MARCUM, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERRIE M. SMITH, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Unit No. 100 on the Plan of Hickory Glade Phase 2 of record in Book 6250, page 888 and 889, amended in Book 6900, page 41, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Rose Brock, an unmarried woman, and Eliza Rose Brock Marcum, a married woman by Warranty deed from Kayla E. Bowen, unmarried of record in Instrument No. 20150514-0044294 Register's Office for Davidson County, Tennessee, dated May 12, 2015 and recorded on May 14, 2015.

Said property not having been the primary or marital residence of Eliza Rose Brock Marcum.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 888 and 889, amended in Plat Book 6900, Page 41, Register's Office for Davidson County, Tennessee;
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 803, 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 6824, Page 952, re-recorded in Book 6898, page 919, amended in Book 6898, page 920, Book 6824, page 929 re-recorded in Book 6898, page 896, Book 6957, page 473, Book 7959, page 869, Book 10697, Page 182 and Instrument Number 20031223-0182416, Register's Office for Davidson County, Tennessee;
- By-Laws of record in Book 6878, Page 390, in the Register's Office for Davidson County, Tennessee;
- Quitclaim Deed for common areas of record in Book 7260, Page 72, Book 6898, page 921 re-recorded in Book 6899, page 562, in the Register's Office for Davidson County, Tennessee;
- Charter of record in Book 6845, Page 780, in the Register's Office for Davidson County, Tennessee;
- This conveyance is subject to Storm Water Detention Agreement of record in Book 6796, Page 991, Register's Office for Davidson County;
- This conveyance is subject to Sanitary Sewer and/or Storm Drainage Easement of record in Book 7384, Page 941; Book 6421, Page 966; and Book 6255, Page 611, Register's Office for Davidson County;
- Deed of Conveyance of record in Book 7797, Page 473 and Book 7797, Page 490, in the Register's Office for Davidson County, Tennessee;
- Restrictions of record as Instrument Number 20121214-0115484 in the Register's Office for Davidson County, Tennessee;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **477 Hickory Glade Drive, Antioch, Tennessee 37013**.

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 11th DAY OF SEPTEMBER, 2017.

Rose Brock

Eliza Rose Brock Marcum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSE BROCK, 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 11th of September, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZA ROSE BROCK MARCUM, 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 11th of September, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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