WARRANTY DEED

Bill Garrett Davidson County
Batch# 21177 **DEEDWARR**
11/02/2017 11:00:25 AM 2 pgs
Fees: $13.00 Taxes: $762.20

20171102-0112533

MST 2017-1560

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Emily Payne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF Oct, 2017

Notary Public

MY COMMISSION EXPIRES: 2-2-2019 (AFFIX SEAL)

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily L. Payne	Acopia LLC	095-05-0B-162.00-CO
(NAME)	(NAME)	
2120 Lebanon Pike, Unit 80	306 Northcreek Blvd Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Melanie K. Smith, married, and John Mitchell Smith, married, as joint tenants with rights of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily L. Payne, unmarried woman,** 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. 80, as shown on the Declaration and Covenants, Conditions and Restrictions establishing The Easthaven Townhomes, a Planned Unit Development of record in Instrument No. 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Melanie K. Smith, unmarried by Warranty deed from Robin S. Allison, unmarried of record in Instrument No. 20061121-0144634 Register's Office for Davidson County, Tennessee, dated November 20, 2006 and recorded on November 21, 2006.

Being the same property conveyed to Melanie K. Smith, unmarried and John Mitchell Smith, married, joint tenants with right of survivorship by Quitclaim deed from Melanie K. Smith, unmarried of record in Instrument No. 20070105-0002327 Register's Office for Davidson County, Tennessee, dated December 5, 2006 and recorded on January 05, 2007.

Subject to: Property taxes have been prorated as of 10/30/17. Taxes for the year 2017, a lien due and payable, but not delinquent. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010806-0083543, amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, 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 Charter for Easthaven Townhomes HOA of record in Instrument Number 20010806-0083542 amended in Instrument No. 20020709-0082356, in the Register's Office for Davidson County, Tennessee. Ingress & egress easement of record in Instrument Number 20031007-0147962, in the Register's Office for

Davidson County, Tennessee. Storm water detention agreement of record in Instrument Number 20010628-0068559, in the Register's Office for Davidson County, Tennessee. Deed of common areas to HOA of record in Instrument Number 20020709-0082358 and Instrument No. 20070710-0083021, in the Register's Office for Davidson County, Tennessee. Transmission line easement of record in Book 1163, Page 638 and Book 1207, Page 513, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement of record in Instrument Number 20040319-0031672, 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.

This property, known as 2120 Lebanon Pike, Unit 80, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 30 DAY OF October, 2017.

Melanie K. Smith

Melanie K. Smith

Otho Lee Armstrong joins in this conveyance to convey any and all marital interest he may have in subject property.

Otho Lee Armstrong

Subject property is not now nor has it ever been the primary residence of John Mitchell Smith.

John Mitchell Smith

John Mitchell Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melanie K. Smith, Otho Lee Armstrong, and John Mitchell Smith, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of October, 2017.

Notary Public

My Commission Expires: 5-27-2019

(SEAL)