WARRANTY DEED

Bill Garrett Davidson County
Batch# 21532 DEEDWARR
11/02/2017 02:58:56 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20171102-0112720

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-07-19

(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michelle R. Barr	Renasant Bank	122-01-0A-408.00
(NAME)	(NAME)	
269 Buck Run Drive	245 Townpark Drive Ravine One Suite 190	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Kennesaw, Georgia 30144	
(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 considerations, the receipt of which is hereby acknowledged, we, **Jeremy S. Smith and wife, Rachel Newman-Smith**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michelle R. Barr, a single person**, hereinafter called the GRANTEE(S), 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. 74, as shown on the Plan of Woodland Pointe, Phase 9, a Horizontal Property Regime, filed as Exhibit B to and established by the Declaration of record in Instrument 20001010101044 and First Supplementary Declaration in Instrument 200207250089575 , Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Jeremy S. Smith and wife, Rachel Newman-Smith by Quitclaim Deed from Jeremy S. Smith, dated 12/26/2010 and filed for record on 01/10/2011 in Instrument 201101100002617, being the same property conveyed to Jeremy S. Smith by Warranty Deed from Erin Longmire-O'Neal and husband Patrick O'Neal, dated 02/27/2009, recorded 03/06/2009, of record in Instrument No. 20090306-0020255, in the Register's Office for Davidson County, Tennessee.

Subject to the following: Taxes for 2017 and subsequent years, a lien not yet due and payable; Covenants, conditions, easements and restrictions of record in Instrument No. 200006070056981, By-Laws of Woodland Pointe Master Association, Inc., of record in Instrument No. 20080104-0001237, First Amendment to the By-Laws of record in Instrument No. 20080521-0052236 and Second Amendment to the By-Laws of record in Instrument No. 20120518-0043315, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Instrument No. 20001011-0101044, First Supplementary Declaration of record in Instrument No. 20020725-0089575, in the Register's Office for Davidson County, Tennessee; Deed of Conveyance of record in Book 6147, Page 893, in the Register's Office for Davidson County, Tennessee. Permanent Easement and Right-of-Way for Street Purposes and Right-of-Entry for Temporary Construction Purposes of record in Book 8332, Page 982, in the Register's Office for Davidson County, Tennessee; Easement contained in Special Warranty Deed of record in Book 11539, Page 337, Landscape Agreement of record in

Instrument No. 200006120058346, Quitclaim Deed of record in Instrument No. 20110328-0023393, in the Register's Office for Davidson County, Tennessee; Boundary Plat of record in Book 11700, Page 66, in the Register's Office for Davidson County, Tennessee; Charter of Woodland Point Townhouse Corporation of record in Instrument No. 20001013-0102000, in the Register's Office for Davidson County, Tennessee; Charter of Woodland Point Master Association, Inc., of record in Instrument No. 20020222-0022863, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 269 Buck Run Drive, Nashville, TN 37214

(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 GRANTEE(S), 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), 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 27th day of October, 2017.

Jeremy S. Smith

Rachel Newman-Smith

State of Tennessee
County of Wilson

Personally appeared before me Jeremy S. Smith and Rachel Newman-Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of October, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122