WARRANTY DEED

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$140,000.00.**

Affiant

Subscribed and sworn to before me, this the **9th** day of **November, 2017.**

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert Smith	New Owner	**Map 086-11-0-A Parcel 058.00co**
135 Hermitage Woods Drive		Bill Garrett Davidson County Batch# 25094 DEEDWARR 11/13/2017 02:15:30 PM 2 pgs Fees: $13.00 Taxes: $518.00 20171113-0116383
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Jeffrey Lee Brothers, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Ward Smith, an unmarried man

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 5, Building 2, together with the garage designated as 2-5-G (erroneously conveyed as 2-5-B) on the plan of Revised, Phase 2 and 2A, Hermitage Woods Condominium Apartments of record in Book 4860, Pages 62, 63, & 64, Register's Office for Davidson County, Tennessee, and further being a Horizontal Property Regime, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hermitage Woods, Phase II (Raintree Village) Condominiums, of record in Book 4753, Page 140, as amended in Book 4980, Page 378, Book 5091, Page 39, Book 5165, Page 781, Book 5172, Page 77, Book 5546, Page 493, and further amended by Instrument No. 20040826-0103606, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as amended, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed.

BEING the same property conveyed to Jeffrey Lee Brothers, unmarried and Jack J. Key, married by Deed dated August 30, 2007, from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development of Washington D. C., of record in Instrument No. 20070904-0105721, Register's Office for Davidson County, Tennessee, and further conveyed to Jeffrey Lee Brothers, unmarried, by Quitclaim Deed dated June 2, 2008, from Jack J. Key, married, of record in Instrument No. 20080709-0070397, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 4860, Pages 62, 63 & 64, said Register's Office of Davidson County, Tennessee;

2) Subject to all matters shown on the Boundary Plats of record in Plat Book 4460, Page 147 and in Plat Book 4460, Page 179, said Register's Office for Davidson County, Tennessee;

3) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hermitage Woods, Phase II (Raintree Village) Condominiums of record in Book 4753, page 140 and as amended in Book 4980, Page 378, Book 5091, Page 39, Book 5165, Page 781, Book 5172, page 77, Book 5546, Page 493 and in Instrument No. 20040826-0103606,said Register's Office for Davidson County, Tennessee;

4) By-Laws of Hermitage Woods, Phase II (Raintree Village) Homeowners Association, Inc., of record in Book 4753, Page 153, as amended in Book 5122, page 878, Book 6229, Page 970 and of record in Book 10382, Page 592, said Register's Office for Davidson County, Tennessee;

5) Declaration of Covenants and Restrictions of record in Book 4743, Page 258, said Register's Office for Davidson County, Tennessee;

6) Charter of Hermitage Woods Community Association of record in Book 4753, Page 101, said Register's Office for Davidson County, Tennessee;

7) Charter of Raintree Village Home Owners Association, Inc., of record in Book 5088, Page 854 and see Articles of Entity Conversion to Raintree Village Townhomes in Instrument No. 20161207-0128737, said Register's Office for Davidson County, Tennessee;

8) Agreement for Dedication of Sanitary Sewer Easement of record in Book 5193, Page 821, said Register's Office for Davidson County, Tennessee;

9) Grant of Anchor Easement of record in Book 5578, Page 572, said Register's Office for Davidson County, Tennessee;

10) Easement Agreement for Sanitary Sewer of record in Book 9418, Page 950, said Register's Office for Davidson County, Tennessee;

11) Taxes which have been prorated and assumed by the Grantee's herein, and subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **135 Hermitage Woods Drive, Hermitage, TN 37076**

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 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 **9th** day of **November, 2017.**

Jeffrey Lee Brothers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jeffrey Lee Brothers,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **November, 2017.**

Notary Public

My Commission Expires: 7.8.2019

CORYLYN S. PRIEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-06-2019