WARRANTY DEED

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9TH DAY OF NOVEMBER, 2017,

Notary Public

MY COMMISSION EXPIRES 8.17.19
(AFFIX SEAL)

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Stephanie L. Fulton and Alexander Skae	New Owner	119 14 0A 082.00
(NAME)	(NAME)	
2929 Selena Drive, Unit 82		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirteen Thousand And No/100 Dollars ($113,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Robert W. Smith, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephanie L. Fulton, an unmarried woman Alexander Skae, an unmarried man, as joint tenants with rights of survivorship**, 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. 82 as shown on the Site Plat of Kingswood Condominiums, as of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums of record in Book 6058, page 320, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert W. Smith, an unmarried man by Warranty Deed from Gregory B. Bullard unmarried dated July 30, 2010 and recorded August 2, 2010 in as Instrument No. 201008020060567, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2929 Selena Drive, Unit 82, Nashville, TN 37211

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, has 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.

Bill Garrett Davidson County
Batch# 25440 **DEEDWARR**
11/14/2017 11:02:22 AM 2 pgs
Fees: $13.00 Taxes: $418.10

20171114-0116900

File Number: FRN-177674SSO

Witness our hands this 9th day of November 2017

Robert W. Smith

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Robert W. Smith, an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of November, 2017.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

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