Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 28407 DEEDWARR
11/21/2017 08:44:16 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20171121-0119239

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$420,000.00**.

Affiant

Subscribed and sworn to before me, this the 17th 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
William George Smith IV **Mary Katherine Smith**		**Map 161-01-0-B Parcel 046.00co**
4913 Aviemore Drive	NEW OWNER	
Nashville, Tennessee 37220		

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

Karen F. Nanney, unmarried

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

William George Smith, IV and Mary Katherine Smith, husband and wife

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 Lot No. 116 on the Plan of Phase One, Section Two, Aberdeen Woods, of record in Book 9700, Page 739, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Karen F. Nanney, by Deed dated April 8, 2011 from Sybil McLain, unmarried, of record in Instrument No. 20110412-0028130, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 9700, Page 739, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7086, Page 401, and Book 10611, Page 153, Register's Office for Davidson County, Tennessee. (3) Restrictive Covenants contained in instrument of record in Book 6458, Page 94, amended in Book 6598, Page 52, in Book 6706, Page 1, and in Book 6764, Page 358, Register's Office for Davidson County, Tennessee. (4) Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Aberdeen Woods, of record in Book 10790, Page 189, and as amended in Book 11303, Page 555, Book 11714, Page 843, Instrument No. 20000203-0011436, Instrument No. 20030221-00234191, Instrument No. 20030221-0023492 and Instrument No. 20030730-0108227, Register's Office for Davidson County, Tennessee. (5) By-Laws of Aberdeen Woods Homeowners' Association, Inc. of record in Book 10790, Page 219, and as amended in Instrument No. 20030221-0023491, Instrument No. 20030221-0023492, and Instrument No. 20030730-0108227, Register's Office for Davidson County, Tennessee. (6) Charter of Aberdeen Woods Homeowners' Association, Inc. of record in Book 10792, Page 896, Register's Office for Davidson County, Tennessee. (7) All matters shown on the Boundary Master Plat of West Park of record in Book 6250, Page 769, said Register's Office. (8) Grant of Easement and Right-of-way to City of Nashville, acting by and through the Electric Power Board of said city of record in Book 2595, Page 563, said Register's Office. (9) A 25 foot ingress and egress easement as set out in the deed of record in Book 2883, Page 146, said Register's Office. (10) Stormwater Detention Agreement of record in Book 10644, Page 324, said Register's Office. (11) Conveyance of common area to Aberdeen Woods Homeowners' Association, Inc. of record in Instrument No. 20010110-0003209, said Register's Office. (12) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **4913 Aviemore Drive, Nashville, Tennessee 37220**

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 **17th** day of **November, 2017.**

Karen F. Nanney

Karen F. Nanney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **November, 2017.**

Notary Public

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/8/21