Return:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615.377.3319

(1)

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

STATE OF TENNESSEE, COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $239,900.00.

Affiant

Subscribed and sworn to before me this 17th day of November, 2017.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 33979-10-2017

Bill Garrett Davidson County
Batch# 30881 **DEEDWARR**
11/29/2017 10:40:38 AM 3 pgs
Fees: $18.00 Taxes: $887.63

20171129-0121643

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Stephen L. Smith 473 Huntington Ridge Drive Nashville, TN 37211	new owner	Map and Parcel No.: 161 11 0 A 096 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason S. Grant,** unmarried **and Michael McKnight,** unmarried ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Stephen L. Smith**, unmarried ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 473 Huntington Ridge Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of November, 2017.

Jason S. Grant

Michael McKnight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason S. Grant and Michael McKnight, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November, 2017.

Notary Public

My Commission Expires:

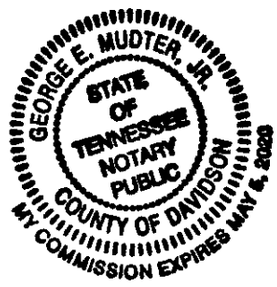


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 96 on the Plan of Revision One, Huntington Ridge Townhouses as of record in Plat Book 9700, page 846, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jason S. Grant, Unmarried and Michael McKnight, Unmarried by deed dated December 27, 2007 from Kathy McMurray, Unmarried of record in Instrument Number 20080107-0001959, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 161 11 0 A 096 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Huntington Ridge Townhouse Homeowners Association, Inc. of record in Book 4729, page 687, amended in Book 4889, page 905, and in Book 5394, page 243, Register's Office for Davidson County, Tennessee.
3. By-Laws of Huntington Ridge Townhouse Homeowners Association, Inc., of record in Book 7423, page 762, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Huntington Ridge Townhouse Homeowners Association, Inc. of record in Book 4742, page 570, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, page 846, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Book 9732, page 551, Book 9775, page 308, and in Book 11345, page 59, Register's Office for Davidson County, Tennessee.