WARRANTY DEED

Bill Garrett Davidson County
Batch# 53599 DEEDWARR
01/31/2018 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20180131-0010023

Y-KW-17-02031

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Darrell Lynn Smithson	**New Owner**	
(NAME)	(NAME)	
2031 Nashboro Blvd.		**135-12-0-A-016.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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 consideration, the receipt of which is hereby acknowledged, **JULIE KAY HUNT, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DARRELL LYNN SMITHSON, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2031 of Nashboro Village Twelve (12) Condominium, and Garage Unit No. 2035 G of said Condominium, as shown on Master Plot Plan for Nashboro Village Twelve (12) Condominium, prepared by Miller, Wihry & Lee, Inc., Landscape Architects & Engineers, dated November 1, 1973, and recorded in Plat Book 4675, Page 121, Register's Of\u64257?ce for Davidson County, Tennessee; together with all right; title and interest relating to said Unit as prescribed and set forth in the Master Deed for Nashboro Village Twelve (12) Condominium, recorded in Deed Book 4827, Page 30, Register's Office for Davidson County, Tennessee recorded on June 20, 1974, and amended in 6153, Page 252 and Instrument No. 20090603-0051209, said Register's Office. Said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided 1.76% interest in the Common Elements of the Nashboro Village Twelve (12) Condominium.

Being the same property conveyed to Julie Kay Hunt, an unmarried person by Warranty Deed from Brittney Jarrett and Kyle Jarrett, wife and husband, of record in Instrument No. 20170126-0008466, Register's Office for Davidson County, Tennessee, dated January 17, 2017 and recorded on January 26, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Nashboro Village Twelve Condominium of record in Book 4827, Page 30, amended in Book 6153, Page 252 and Instrument No. 20090603-0051209, Register's Office for Davidson County, Tennessee.
- By-Laws of Nashboro Village Twelve Condominium Association of record in Book 4827, Page 47, Register's Office for Davidson, County, Tennessee.
- Charter for Nashboro Village Twelve Condominium Association of record in Book 4828, Page 829 and 834, in the Register's Office for Davidson County, Tennessee.
- Easement to NES of record in Book 4821, Page 109, in the Register's Office for Davidson County, Tennessee.
- Overhead line easement of record in Book 4815, Page 425, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4827, Page 14, amended in Book 5469, Page 840 and Book 7751, Page 907, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 149 - 151, Book 4660, Page 22 and Book 4860, Page 72 - 76, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2031 Nashboro Blvd., Nashville, Tennessee 37217**.

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), their heirs and 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), 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 the 19th DAY OF JANUARY, 2018.

Julie Kay Hunt

Julie Kay Hunt

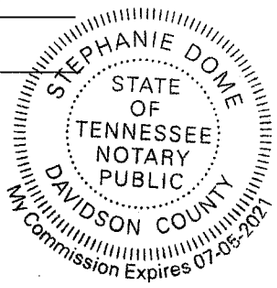
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE KAY HUNT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of January, 2018.

Stephanie Dome

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212