Bill Garrett Davidson County
Batch# 57655 DEEDWARR
02/12/2018 11:04:10 AM 3 pgs
Fees: $18.00 Taxes: $528.73
20180212-0013784

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,900.00

Affiant

Subscribed and sworn to before me, this 8TH DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/11/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alisha M. Etheridge, a single woman	New Owner (NAME)	
1006 Heritage Dr. (ADDRESS)	(ADDRESS)	042-11-0A-006.00-CO
Madison TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Victor Larry Smith, married, Ronald V. Smith, married and Alphonso L. Smith, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Alisha M. Etheridge, a single woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A PART OF HERITAGE VILLAGE CONDOMINIUM TRACT AS SHOWN PER PLAT OF RECORD IN PLAT BOOK 4675, AT PAGE 46, OF REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THE PART HEREBY CONVEYED BEING:

UNIT NO. 1006 ON THE SAID SECTION PLAT TOGETHER WITH THE CARPORT DESIGNATED NUMBER 1006, A FAMILY UNIT TYPE NO. _____, AS SHOWN IN AND DESCRIBED BY THE MASTER DEED ESTABLISHING HORIZONTAL PROPERTY REGIME WITH RESPECT TO HERITAGE VILLAGE CONDOMINIUM, INCLUDING THE PLAN AND THE ADMINISTRATIVE BY-LAWS THEREUNTO ATTACHED AND EXHIBITED, RECORDED IN BOOK 4758, PAGE 179, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AS AMENDED IN BOOK 4808, PAGE 829, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY.

TOGETHER WITH EACH AND ALL OF THE RIGHTS, PRIVILEGES, AND APPURTENANCES THEREUNTO BELONGING, AS SET FORTH IN THE SAID MASTER DEED, PLAN AND ADMINISTRATIVE BY-LAWS, INCLUDING WITHOUT LIMITATION SUCH UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE LAND AND GENERAL COMMON ELEMENTS.

SUBJECT, HOWEVER, TO ALL OF THE PROVISIONS, CONDITIONS, RESTRICTIONS, OPTIONS, BURDENS, AND UNDERTAKINGS CONTAINED IN THE MASTER DEED, THE PLAN AND ADMINISTRATIVE BY-LAWS THEREUNTO ATTACHED AND TO THE RULES AND REGULATIONS, ALL OF WHICH THE GRANTEE DOES ASSUME AND AGREE TO OBSERVE AND PERFORM, INCLUDING, BUT NOT LIMITED TO THE PAYMENT OF ASSESSMENTS.

BEING ALSO KNOWN AS 1006 HERITAGE DRIVE, MADISON, TENNESSEE 37115.

BEING THE SAME PROPERTY CONVEYED TO GWENDOLYN V. SMITH AND TALMADGE E. SMITH, TENANTS IN COMMON BY WARRANTY DEED FROM DAVID L. POLLACK, TRUSTEE, OF RECORD IN BOOK 5082 PAGE 70, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. TALMADGE E. SMITH DIED, UNMARRIED AND INTESTATE, ON JUNE 13, 1992. ACCORDING TO AN AFFIDAVIT OF HEIRSHIP OF RECORD AS INSTRUMENT 20120217-0014187, SAID REGISTER'S OFFICE, THE HEIRS AT LAW OF TALMADGE E. SMITH WERE ROBERT D. SMITH, JR., RONALD VANCE SMITH, ALPHONSO L. SMITH, VICTOR LARRY SMITH, AND GWENDOLYN V. SMITH, EACH HAVING SUCCEEDED TO AN INTEREST OF 10% OF THE WHOLE. THE SAID GWENDOLYN V. SMITH SUBSEQUENTLY DIED TESTATE ON OR ABOUT FEBRUARY 24, 2008 AND BY WILL, ADMITTED TO PROBATE BY THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, CASE 08P-921, DEVISED HER INTEREST, BEING 60% OF THE WHOLE, TO ALPHONSO L. SMITH, RONALD V. SMITH, VICTOR LARRY SMITH AND ROBERT V. SMITH, TRUSTEES OF THE GWENDOLYN V. SMITH REVOCABLE LIVING TRUST DATED FEBRUARY 14, 2008. THE SAID DEVISE WAS FURTHER EVIDENCED BY A CO-EXECUTORS' QUITCLAIM DEED FROM ALPHONSO L. SMITH AND VICTOR LARRY SMITH, CO-EXECUTORS FOR THE ESTATE OF GWENDOLYN

WARRANTY DEED
(Continued)

JR., TRUSTEES OF THE GWENDOLYN V. SMITH REVOCABLE LIVING TRUST DATED FEBRUARY 14, 2008, OF RECORD AS INSTRUMENT 20120217-0014189, SAID REGISTER'S OFFICE. ROBERT D. SMITH, JR. QUITCLAIMED HIS 10% INTEREST TO ALPHONSO L. SMITH, RONALD V. SMITH AND VICTOR LARRY SMITH, BY AN INSTRUMENT OF RECORD AS INSTRUMENT 20120217-0014188, SAID REGISTER'S OFFICE, THEY NOW BEING VESTED IN 13.33% EACH. THE REMAINING INTEREST OF 60% WAS SUBSEQUENTLY CONVEYED BY ALPHONSO L. SMITH, RONALD V. SMITH, VICTOR LARRY SMITH AND ROBERT D. SMITH, JR., TRUSTEES OF THE GWENDOLYN V. SMITH REVOCABLE LIVING TRUST DATED FEBRUARY 14, 2008, TO VICTOR LARRY SMITH, 50.56%; TO RONALD V. SMITH, 41.94%, AND TO ALPHONSO L. SMITH, 7.5%, BY TRUSTEES' QUITCLAIM DEED OF RECORD AS INNSTRUMENT 20130301-0020486, SAID REGISTER'S OFFICE. GRANTORS WARRANT THAT AS OF THE DATE OF THIS CONVEYANCE THEY HOLD THE ENTIRE FEE, IN RESPECTIVE INTERESTS AS FOLLOWS: VICTOR L. SMITH, 43.67%; RONALD V. SMITH, 38.50%; AND ALPHONSO L. SMITH, 17.83%.

THE SAID RONALD V. SMITH IS ALSO KNOW AS RONNIE V. SMITH.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

VICTOR LARRY SMITH EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF RONALD V. SMITH, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20180212-0013782, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

VICTOR LARRY SMITH EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF ALPHONSO L. SMITH, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20180212-0013783, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1006 Heritage Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 8th day of February, 2018.

Victor Larry Smith
Victor Larry Smith

Ronald V. Smith by Victor Larry Smith
Ronald V. Smith by Victor Larry Smith, Attorney-in-Fact

Alphonso L. Smith by Victor Larry Smith
Alphonso L. Smith by Victor Larry Smith, Attorney-in-Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Victor Larry Smith, the herein bargainor(s), 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, this the 8th day of February, 2018.

Notary Public

My Commission Expires: 1/29/2020

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

WARRANTY DEED
(Continued)

State of Tennessee
County of Davidson

On this 8th day of February, 2018, before me, a Notary Public, in and for said County and State, personally appeared Victor Larry Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ronald V. Smith, acknowledged that such persons executed the same as the free act and deed of the said Ronald V. Smith.

Witness my hand and official seal, this the 8th day of February, 2018.

Notary Public

My commission expires: 1/29/2020

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

State of Tennessee
County of Davidson

On this 8th day of February, 2018, before me, a Notary Public, in and for said County and State, personally appeared Victor Larry Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Alphonso L. Smith, acknowledged that such persons executed the same as the free act and deed of the said Alphonso L. Smith.

Witness my hand and official seal, this the 8th day of February, 2018.

Notary Public

My commission expires: 1/29/2020

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

(Seal)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072