File Box 8

THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P18-24412 Bill Garrett Davidson County Batch# 62141 **DEEDWARR** 02/23/2018 02:48:14 PM 2 pgs Fees: $13.00 Taxes: $669.70 20180223-0017486	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **181,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF FEBRUARY, 2018 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBER
Shelia Stewart Painter	Shelter Lending Services	MAP 172120B
7003 Lenox Village Drive #B5	4000 W brown Deer Rd.	PARCEL 01500CO
Nashville, TN 37211	Milwaukee, WI. 53209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Cynthia Ann Smiley, a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shelia Stewart Painter and Joshua David Stewart, as joint tenants with Right 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. B-5 of Section One, The Town Center Homes at Lenox Village, of record in Instrument No. 20031120-0169460, and as depicted on Exhibit "B", in Instrument No. 20031212-0178492, Registers office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Julia Smiley, Daniel Olphie and Cynthia Olphie by Warranty deed from Kathryn M, Magness Austin, joined by her spouse, James Allen Austin, of record in Instrument No. 20140404-0028148 Register's Office for Davidson County, Tennessee, dated March 31, 2014 and recorded on April 04, 2014.

Being the same property conveyed to Cynthia Ann Smiley by Quitclaim deed from Daniel John Olphie, III, of record in Instrument No. 20170919-0096092 Register's Office for Davidson County, Tennessee, dated March 30, 2017 and recorded on September 19, 2017.

The said Julia Smiley, has since died. Reference is made to the Affidavit of Heirship recorded simultaneously herewith as Instrument 20180223-0017479, said Register's Office, listing Robert Stephen Smiley, Victoria Smiley Baltz, Douglas Andrew Smiley, Michael Lee Smiley, Cynthia Smiley Olphie, and Gregory Allen Smiley as her heirs-at-law.

Being the same property conveyed to Cynthia Smiley Olphie by deeds from Michael Lee Smiley and Gregory Allen Smiley, recorded simultaneously herewith.

Also, being the same property vested in Cynthia Olphie and Daniel Olphie by deeds from Robert Stephen Smiley, Victoria Smiley Baltz and Douglas Andrew Smiley, recorded herewith.

Further, being the same property conveyed to Cynthia Ann Smiley by deed from Daniel Olphie recorded simultaneously herewith.

Cynthia Olphie, Cynthia Smiley Olphie and Cynthia Ann Smiley are all one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1 Taxes for the year 2018, a lien not yet due and payable; (2) Matters shown on boundary plan of record of record as Instrument No. 20031120-0169460, Register's Office for Davidson County, Tennessee; (3) the Master Deed Restrictions establishing a Horizontal Property Regime of The Town Center Homes at Lenox Village of record in Instrument Number 20020315-0032825, as supplemented in Instrument 20021226-0158459 and Instrument 20060321-0032382; (4) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, and Supplemental Declaration of Charter of record as Instrument No. 20021226-0158458 and Instrument No. 20031212-0178492; (5) Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550; (6) Charter for Lenox Village Neighborhood Assn. Inc. of record in Instrument No. 20020412-0045831 (7) Ingress/Egress Easement reserved in Instrument No. 20010103-0000902;(8) Easement for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322; (9) Storm Water Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7361, page 230 and as Instrument No. 20020408- 0042676; (10) rights and easement of adjoining landowners in and to any party wall(s) located on the insured parcel.; (11) Subject to rights of others in and to the common areas and/or elements; (12) All applicable governmental and zoning regulations.

This is IMPROVED property known as **7003 Lenox Village Drive #B5; 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, 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 hand this the 22nd day of February, 2018.

Cynthia Ann Smiley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cynthia Ann Smiley** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22nd day of February, 2018.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public