THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180214915

Bill Garrett Davidson County
Batch# 80246 **DEEDWARR**
04/12/2018 02:10:40 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20180412-0034534

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $600,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of April, 2018.

Notary Public
My Commission Expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ronald Ferrara and Jeannine Ferrara 308 Saint James Park Nashville TN 37215	New Owner	Tax Parcel ID No. 117-13-0B-092.00-CO

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, **Carolyn O. Smith, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronald Ferrara and Jeannine Ferrara, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 105, as shown on the map entitled Abbottsford, Phase One, a Planned Unit Development, of record in Plat Book 6250, pages 419-421, amended in Book 6771, page 683 and further amended in Book 6800, page 164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CAROLYN O. SMITH, AS TO A ONE-HALF (1/2) INTEREST, and SUNTRUST BANK, NASHVILLE, N.A. AS SUCCESSOR TRUSTEE FOR THE TRUST UNDER AGREEMENT OF MERIDA B. OMAN FOR CAROLYN OMAN SMITH DATED DECEMBER 3, 1965, AS TO THE REMAINDER ONE-HALF (1/2) INTEREST, by deed from DANIEL A. GAUDETTE and wife, JANIS S. GAUDETTE, of record in Book 11206, page 608, dated November 13, 1998, said Register's Office. For further reference, see Order Allowing the Change of Trustee of record in Instrument No. 20011126-0128601, said Register's Office. Cumberland Trust and Investment Company having since been named Successor Trustee at the sole discretion of Carolyn O. Smith per the Last Will and Testament of Merida B. Oman, dated May 20, 1960. Cumberland Trust and Investment Company having since transferred any remaining interest in said property by Quitclaim Deed to Carolyn O. Smith, dated April 3, 2018, of record in Instrument No 20180412-0034532 Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 117-13-0B-092.00 CO.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VRES-18-308

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record as Plat Book 6250, page 419 -421 , amended in Book 6771, page 683 and further amended in Book 6800, page 164, said Register's Office.

Declaration of Restrictive Covenants and Reciprocal Easements of record as Book 6478, page 177, amended in Book 6530, page 242, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Book 6537, page 303, amended and restated in Book 8106, page 1, and amended in Book 10458, page 810, and Instrument No. 20010330-0030930, Instrument No. 20131218-0127945, Instrument No. 20131218-0127946, Instrument No. 20131218-0127949 and Instrument No. 20160523-0051264, amendments to ByLaws of record in Book 8627, page 254 and Book 9381, page 876, said Register's Office.

Easements, monthly assessments, annual assessments and special assessments as set out in the Restrictive Covenants of record as Book 6537, page 303, amended and restated in Book 8106, page 1, said Register's Office.

Storm Water Detention Agreement of record as Book 6555, page 328, said Register's Office.

Easement for waterline of record in Book 1286, page 690 and Book 1037, page 572, said Register's Office.

This is improved property located at 308 Saint James Park Nashville TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 6th day of April, 2018.

Carolyn O. Smith by John Michael Van Sicklen, her Attorney-in-Fact

Carolyn O. Smith by John Michael Van Sicklen,
her 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, John Michael Van Sicklen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Carolyn O. Smith, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of April, 2018.

Notary Public

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES SEPTEMBER 10, 2018