Box 36

Bill Garrett Davidson County
Batch# 87139 DEEDWARR
05/01/2018 01:24:58 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20180501-0041144

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $425,000.00.

Affiant

Subscribed and sworn to me on April 30, 2018.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31563

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Amy Jackson Smith 2500 Barton Avenue Nashville, TN 37212	SAME ADDRESS AS NEW OWNER	118010L00900CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Whitney Daniel and husband, Beau Daniel, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Amy Jackson Smith, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 202, and one parking space, Paris Building, a condominium, as shown on Exhibit B to Declaration of Paris Building, a condominium, of record in Instrument No. 20091007-0093331, in the Register's Office, Davidson County, Tennessee, to which plat r02eference is hereby made for a more particular description of said unit, together with Grantors interest in two parking spaces as designed in the above instrument.

Being the same property conveyed to Whitney Dunn, unmarried by Warranty Deed from 12th & Paris, LLC, a Tennessee Limited Liability Company, recorded on the 27th day of October, 2009 in Instrument No. 20091027-0098913, in the Register's Office of Davidson County, Tennessee. Further, being the same property conveyed to Whitney Dunn and husband, Beau Daniel, as tenants by the entirety, by Quitclaim Deed from Whitney Daniel (formerly known as Whitney Dunn) of record in Instrument No. 20180306-0021092, in said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee.

2. Covenants, Conditions and Restrictions as set forth in Declaration recorded in Instrument Nos. 20091006-0093140 and 20091007-0093331, both of record in the Register's Office for Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Terms and provisions of the Articles of Organization of 12th and Paris, LLC, recorded in Instrument No. 20080606-0058474, of record in the Register's Office for Davidson County, Tennessee.
4. Charter of Homeowners' Association, recorded at Instrument Nos. 20091007-0093509 and 20091008-0093706, of record in the Register's Office for Davidson County, Tennessee.
5. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, recorded in Instrument No. 20080811-0082119, of record in the Register's Office for Davidson County, Tennessee.
6. Easement to Comcast, recorded in Instrument No. 20090108-0002143, of record in the Register's Office for Davidson County, Tennessee.
7. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, recorded at Instrument No. 20080811-0082116, of record in the Register's Office for Davidson County, Tennessee.
8. Application to Combine Parcels, recorded at Instrument No. 20080908-0091479, of record in the Register's Office for Davidson County, Tennessee.
9. Matters shown on a survey prepared by Barge Waggoner Sumner Cannon, Inc., John M. Duffer, TN RLS No. 1431, dated February 22, 2008, of record in the Register's Office for Davidson County, Tennessee.
10. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1205 Paris Avenue, Unit 202, Nashville, TN 37212.

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 30th day of April, 2018.

Whitney Daniel

Beau Daniel

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 30, 2018, before me personally appeared Whitney Daniel and Beau Daniel to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on April 30, 2018.

NOTARY PUBLIC

My Commission Expires: _____

