Bill Garrett
Batch# 95024
05/21/2018 03:08:50 PM
Fees: $18.00 Taxes: $2,007.25
Davidson County
DEEDWARR
3 pgs
20180521-0048601

SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Todd Stephen Smith
415 Church St Unit 1614
Nashville, TN 37219

PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

MAP: 093 06 1J
PARCEL: 106.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **JODY DAMRON AND CARLA DAMRON, HUSBAND AND WIFE,** have this day bargained and sold and do hereby transfer and convey unto, **TODD STEPHEN SMITH** an unmarried man, his heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1614 of Horizontal Property Regime of Viridian Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Horizontal Property Regime of Viridian Condominium of record in Instrument Number 20061004--0122833, as amended in Instrument Number 20061004-0122834, Instrument Number 20070711-0082578 and Instrument Number 20100616-0046702, together with Attorneys Certificate of record in Instrument Number 20061004-0122836, and further amended in Instrument Number 20111006-0077592 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with the percentage interest in the common elements and voting percentage as set forth in exhibit to said Master Deed and Grantors interest in the limited common elements as set forth in said Master Deed.

Being the same property conveyed to Jody Damron and Carla Damron, husband and wife, by Warranty Deed from Robin K. Smith, unmarried, on August 29, 2012, and filed for record in Instrument No. 20120830-0078342, said Register's Office.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

This is improved property known as 415 Church St., Unit 1614, Nashville, TN 37219

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2018 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

We further covenant with the said grantee, that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same, and that it is unencumbered except for the 2018 real property taxes, which taxes have been prorated between the parties herein and the grantors having paid their prorata share unto the grantee; the grantee assumes and agrees to pay the same when due.

We do further covenant and bind ourselves, our heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 18th day of May, 2018.

Jody Damron

Carla Damron

STATE OF Florida)
: ss.
COUNTY OF Hernando)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named Jody Damron and Carla Damron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Brooksville, FL, on this the 18th day of May, 2018.

Benica J Fox
NOTARY PUBLIC

My Commission Expires:
09-03-19

BENICA J. FOX
MY COMMISSION # FF 226696
EXPIRES: September 3, 2019
Bonded Thru Notary Public Underwriters

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $542,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 18th day of May, 2018.

NOTARY PUBLIC

My commission expires: 07/06/20

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020