WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX S

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

JM-P-18-4505-117

Bill Garrett Davidson County
Batch# 95612 **DEEDWARR**
05/22/2018 03:41:25 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20180522-0049152

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashley L. Eicher	~~NEW OWNER~~ PINNACLE BANK	
(NAME)	(NAME)	**116-03-0B-117.00-CO**
4505 Harding Place #117	150 3rd AVE SOUTH, STE 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	NASHVILLE, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAUREN SMITH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEY L. EICHER, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 117 of Royal Oaks Condominiums, 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 Royal Oaks Condominiums of record in Book 5282 , Page 972, the Plat of which of record in Plat Book 5200, Page 45, 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 said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Lauren Smith (f/k/a Lauren Kiser), married by Quitclaim deed from Lauren Smith (f/k/a Lauren Kiser) and Jonathan Smith, married of record in Instrument No. 20180226-0017974 Register's Office for Davidson County, Tennessee, dated February 20, 2018 and recorded on February 26, 2018.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record in Plat Book 5200, Page 45, amending Book 4660, page 59, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of 4505 Harding Road Homeowners' Association of record in Book 5282, Page 972 and Book 5282, Page 992, Register's Office for Davidson County, Tennessee.
- Charter of Royal Oaks Homeowners' Association of record in Book 5282, Page 501, in the Register's Office for Davidson County, Tennessee.
- Easements to Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 3347, Page 188, Book 3958, page 152 and Book 4835, page 964, in the Register's Office for Davidson County, Tennessee.
- Easement for driveway of record in Book 4668, Page 986, in the Register's Office for Davidson County, Tennessee.
- Easements and reservations of record in Book 4744, Page 370, modified in Book 4978, page 524, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3165, Page 607, in the Register's Office for Davidson County, Tennessee.
- Easements and other rights contained in deed of record in Book 5144, Page 244, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20180309-0022567, in the Register's Office for Davidson County, Tennessee.
- Quit Claim Deed with Retention of Permanent Easement of record in Instrument Number

20160913-0096347, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4505 Harding Place #117, Nashville, Tennessee 37205**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 21st DAY OF MAY, 2018.

Lauren Smith by Laura Mitchell, Attorney-in-fact
Lauren Smith
by Laura Mitchell as her Attorney-in-fact

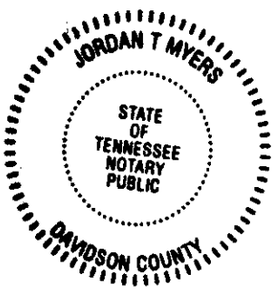
Jonathan Smith by Laura Mitchell, Attorney-in-fact
Jonathan Smith
by Laura Mitchell as his Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LAUREN SMITH, and who acknowledged he/she/they executed the same as the free act and deed of the said LAUREN SMITH.

Witness my hand and official seal, this the 21st of May, 2018.

Jordan T Myers
Notary Public
My Commission Expires: 01-06-2020
(SEAL)

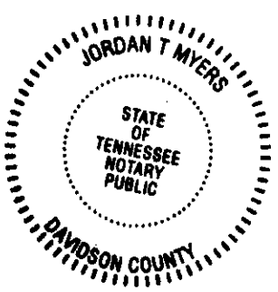


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JONATHAN SMITH, and who acknowledged he/she/they executed the same as the free act and deed of the said JONATHAN SMITH.

Witness my hand and official seal, this the 21st of May, 2018.

Jordan T Myers
Notary Public
My Commission Expires: 01-06-2020
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212