WARRANTY DEED

Bill Garrett Davidson County
Batch# 100989 DEEDWARR
06/06/2018 10:46:33 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50

20180606-0054204

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $335,000.00.

Teresa D. Hamrick
Affiant

Subscribed and sworn to me on 06/04/18.

Heather Bennett
NOTARY PUBLIC
My Commission Expires: 10-23-18

HEATHER BENNETT STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 10-23-2018

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ross Smith 200 West Mill Drive Nashville, TN 37209	TriStar Bank 719 E. College Street Dickson, TN 37055	091-06-0-M-083.00 CO

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, Chadwick C Wilson, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Ross Smith, unmarried, hereinafter called **"GRANTEE,"** his successors 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 No. 83 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, and in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.
>
> Being the same property conveyed to Chadwick C. Wilson, a single man, by Deed from Craighead Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20160401-0030904, Register's Office for Davidson County, Tennessee. Spouse of Grantor, Caetlin Rae Wilson, joins in the conveyance to transfer any and all marital interest in the property.
>
> This is improved property known as 200 West Mill Drive, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 06/04/18.

Chadwick C Wilson

Caetlin Rae Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/04/18, before me personally appeared Chadwick C Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 06/04/18.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

On 06/04/18, before me personally appeared Caetlin Rae Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 06/04/18.

NOTARY PUBLIC

My Commission Expires: _____

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Witness my hand this 06/04/18.

Chadwick C Wilson

Caetlin Rae Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Witness my hand and official seal on 06/04/18.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF Illinois
COUNTY OF Cook

On 06/04/18, before me personally appeared Caetlin Rae Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 06/04/18.

NOTARY PUBLIC

My Commission Expires: 23 JAN 2021

ANGELA CAGGIANO
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 23, 2021