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

CRT File No. 181017947

Karen Y Johnson Davidson County
Batch# 156521 **DEEDWARR**
11/05/2018 08:43:55 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20181105-0109131

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $335,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of October, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andy Elliott, Chris Elliott and Clark Elliott 6666 Brookmont Terrace Apt 1012 Nashville TN 37205	New Owner	Tax Parcel ID No. 129-14-0A-115.00 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, **Leanne B. Hamilton, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andy Elliott, Chris Elliott, and Clark Elliott, as joint tenants with right of survivorship** ("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 Unit 1012 Wessex Towers Condominium Apartments, as shown on plat of record in Plat Book 5200, page 142, as established under Master Deed of record in Book 5414, page 634, in the Register' s Office, Davidson County, Tennessee to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to DEAN SMITH, by deed from DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2005-FRE1 ASSET-BACKED PASS-TROUGH CERTIFICATES, of record in Instrument No. 20101011-0081175 , dated August 27, 2010 , said Register's Office.

DEAN SMITH conveyed his interest to DEAN SMITH, HOLDING A LIFE ESTATE, LEANNE B. HAMILTON, BRITTANY D. SMITH AND GENE R. SMITH, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, by quitclaim deed of record in Instrument No. 20140905-0081504, dated September 4, 2014, said Register's Office.

DEAN SMITH died on or about September 13, 2016, extinguishing his Life Estate.

LEANNE B. HAMILTON, BRITTANY D. SMITH AND GENE R. SMITH conveyed their interest to LEANNE B. HAMILTON by quitclaim deed of record in Instrument No. 20170223-0018087, dated February 16, 2017, said Register's Office.

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 2019 and subsequent years for Map-Par. 129-14-0A-115.00 CO.

Matters shown on the Plan of record in Plat Book 5200, pages 142 and 143, said Register's Office.

Master Deed and ByLaws of record in Book 5414, page 634, amended in Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 9935, page 486, Book 10705, page 777, Instrument No. 20080624-0065008, and amendment to ByLaws of record in Instrument No. 20011127-0129399, said Register's Office.

This is improved property located at 6666 Brookmont Terrace Apt 1012 Nashville TN 37205

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 29th day of October, 2018.

Leanne B. Hamilton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leanne B. Hamilton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022