STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Tracey Palmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2018.

Lauren Jones
Notary Public
MY COMMISSION EXPIRES: 10/17/21
File No. G18-3734

Karen Y Johnson Davidson County
Batch# 168030 DEEDWARR
11/28/2018 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $425.50
20181128-0116166

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tracey Lee (NAME)	Ameris Bank (NAME)	163-11-0B-066.00-C
124 Beech Forge (STREET ADDRESS)	1800 Parkway Ste 820 (STREET ADDRESS)	
Antioch TN 37013 (CITY) (STATE) (ZIP)	Marietta GA 30067 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Jung Kang Smith,** unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tracey Lee, a single woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Unit No. 66 of Bell Forge Village, 2nd Revision, Section Four, of record in Plat Book 6250, Page 201, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jung Kang Smith by Deed dated February 21, 2006, recorded February 23, 2006, in Instrument Number 20060223-0021358, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, Page 201, Register's Office for Davidson County, Tennessee.

2. Assignment of Declarant's Rights of record in Book 6585, Page 380 and 385, Register's Office for said County.

3. Charter for Homeowners Association of record in Book 6887, Page 495, Register's Office for said County.

4. Easement to Comcast of record in Instrument 20110620-0047275, Register's Office for said County.

5. Conveyance of Common Areas of record in Book 7224, Page 241; Book 7461, Page 565 and Book 7552, Page 83, Register's Office for said County.

6. Agreement of record in Book 7224, Page 195, Register's Office for said County.

7. Easement Agreement of record in Book 7224, Page 246, Register's Office for said County.

8. Restrictions and ByLaws as recorded in Book 6040, Page 538 amended in Book 6306, Page 644 and supplemented in Book 6350. Page 858 amended in Book 6651, Page 207 and further amended in Instrument 20061229-0160925 and of record in Book 7224, Page 209, Register's Office for Davidson County, Tennessee.

9. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 124 Beech Forge Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 20th day of November, 2018.

→ Jung Kang Smith

Jung Kang Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 2018, before me personally appeared Jung Kang Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 20th day of November, 2018.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

