Karen Y Johnson Davidson County
Batch# 171132 DEEDWARR
12/06/2018 11:02:53 AM 2 pgs
Fees: $13.00 Taxes: $444.00
20181206-0118951

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2018.

Notary Public
MY COMMISSION EXPIRES: 6/21/22
File No. G18-3880

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO
My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kathleen Smith (NAME)	Hamilton Group Funding, Inc. (NAME)	107-05-0A-148.00-C
148 Five Oaks Drive (STREET ADDRESS)	1551 Sawgrass Corporate PKWY, Ste. 300 (STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Sunrise, FL. 33323 (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, **Laura Wellington, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathleen Smith, 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:

Land in Davidson County, Tennessee, being Unit No. 148 on the Plan of Five Oaks, formerly The Meadow, a Planned Unit Development, of record in Plat Book 5200, Page 355, and as amended in Book 5784, Page 521, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Laura Wellington, an unmarried woman by Quitclaim Deed dated December 24, 2012 from Margaret A. Cooper, an unmarried woman and Laura Wellington, an unmarried woman, recorded April 24, 2013, in Instrument Number 20130424-0040876, in the Register's Office of Davidson County, Tennessee.

Laura Wellington, an unmarried woman

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 5200, Page 355, as amended in Book 5784, Page 521, Register's Office for Davidson County, Tennessee.

2. Subject to the Declaration of Covenants, Conditions, or Restrictions and By-Laws of record in Book 5781, Page 563, as amended in Book 5784, Page 563 and Book 5957, Page 930, Register's Office for Davidson County, Tennessee.

3. Subject to Amended By-Laws of record in Instrument Number 20160212-0013783, Register's Office for Davidson County,

Tennessee.

4. Subject to Rules and Regulations of record in Instrument Number 20150625-0061297, Instrument Number 20150625-0061298, and Instrument Number 20170824-0087107, Register's Office or Davidson County, Tennessee.

5. Subject to Homeowner's Association of record in Book 5770, Page 798, Register's Office for Davidson County, Tennessee.

6. Subject to Easement to Comcast of record in Instrument Number 20130118-0006279, Register's Office for Davidson County, Tennessee.

7. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2017 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.
The signature of @ is signed by his/her duly appointed Attorney-in-fact @, pursuant to the Power of Attorney recorded in Book @, page @, said Register's Office.

This is improved property, known as 148 Five Oaks Drive, Nashville, TN 37217.

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 3rd day of December, 2018.

Laura Wellington
Laura Wellington TND408760077764

STATE OF TN
COUNTY OF Sevier

On this 3rd day of December, 2018, before me personally appeared Laura Wellington, 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 persons) free act and deed.

Witness my hand, at office, this 3rd day of December, 2018.

Notary Signature
My commission expires:
23 Feb 2022

TIM FISHER
NOTARY PUBLIC
STATE OF TENNESSEE
SEVIER COUNTY

PREPARED BY AND RETURN TO:

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