This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3586S**

Karen Johnson Davidson County
Batch# 216442 **DEEDWARR**
04/11/2019 09:24:55 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20190411-0033014

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Daniel R. Thorne, Joshua K. Thorne, and Paul R. Thorne, Successor Co-Trustees of the Diane G. Thorne Trust dated July 23, 2012,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Mark Hamilton Smith, a single man**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Being a certain condominium unit situated in Davidson County, Tennessee, and being Unit No. 3805 A of the Abbott Glen Condominium, created under Title 66, Section 27-101, et seq., as amended , Tennessee Code Annotated, and as established by a Master Deed establishing Abbott Glen Condominium of record in Book 8133, page 503, 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, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plan of Abbot Glen Condominium attached as Exhibit to said Master Deed, for more complete identification and placement of such Unit.

Being the same property conveyed to Diane G. Thorne, Trustee of the Diane G. Thorne Trust dated July 23, 2012, by Warranty Deed from Tara Kim Buss and husband, Ryan Buss, dated 12/05/2017 and filed for record on 12/08/2017 in Instrument Number 20171208-0125395, Register's Office for Davidson County, Tennessee. Diane G. Thorne died on 04/07/2018 (TennCare release filed on 06/07/2018). Under the Diane G. Thorne Trust dated July 23, 2012, the successor co-trustees are Daniel R. Thorne, Joshua K. Throne, and Paul R. Thorne.

This is improved property also known as 3805 A Abbott Martin Road, Nashville, Tennessee, 37215.

Map and Parcel: 116120H00100CO

This conveyance is subject to the following:

1.) All easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record, and including, but not limited to the Master Deed of record in Book 8133, page 503, Register's Office for Davidson County, Tennessee, and By-Laws of record in Book 8133, page 503, Register's Office for Davidson County, Tennessee.

2.) Provisions of the Tennessee Horizontal Property Act, *Tennessee Code Annotated, Sections 66-27-201 et seq.*, incorporated herein by reference.

3.) All encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this 10 day of April, 2019.

Daniel R. Thorne, Joshua K. Thorne, and Paul R. Thorne, Successor Co-Trustees of the Diane G. Thorne Trust dated July 23, 2012

BY: _____
Daniel R. Thorne, Successor Co-Trustee

BY: _____
Joshua K. Thorne, Successor Co-Trustee

BY: _____
Paul R. Thorne, Successor Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel R. Thorne, Joshua K. Thorne, and Paul R. Thorne, as Successor Co-Trustees of the Diane G. Thorne Trust dated July 23, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 10 day of April, 2019.

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

_____
NOTARY PUBLIC
My commission expires: 12/19/2020

Grantee(s) Name, Address:	Send Tax Statement To:
Mark Hamilton Smith	Highlands Residential Mortgage
3805 A Abbott Martin Road	12001 N. Central Expressway, Ste. 750
Nashville, TN 37215	Dallas, TX 75243

STATE OF TENNESSEE
COUNTY OF Sumner

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$480,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 10th day of April, 2019.

Kayla R. Johnson STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

_____
Affiant

_____
NOTARY PUBLIC
My commission expires: 11/21/22