WARRANTY DEED

Karen Johnson Davidson County
Batch# 219220 DEEDWARR
04/17/2019 02:59:37 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20190417-0035424

R-VRES-19-200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-6-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Revocable Trust Agreement of John William Anderson and Aster Viola Anderson UAD December 16, 1997	**Same as New Owner**	
(NAME) **200 Myhr Green**	(NAME)	**142-07-0C-001.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HELEN R. SMITH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASTER VIOLA ANDERSON, TRUSTEE OF REVOCABLE TRUST AGREEMENT OF JOHN WILLIAM ANDERSON AND ASTER VIOLA ANDERSON UAD DECEMBER 16, 1997,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1, together with the appurtenant interest in the common elements of Ashley Green, a horizontal property regime established by Master Deed of record in Book 7184, page 44, as corrected in Book 7467, page 279 and as amended in Book 7482, page 312, and Instrument No. 20111101-0084880, in the Register's Office of Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Boundary Plat of Ashley Green on the Plan of record in Plat Book 6900, page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Helen R. Smith, unmarried by Warranty deed from Martha J. Williams, unmarried of record in Instrument No. 20041202-0143965 Register's Office for Davidson County, Tennessee, dated November 30, 2004 and recorded on December 02, 2004.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 6900, Page 978, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Ashley Greenof record in Book 7184, Page 44, as corrected in Book 7467, page 279 and as amended in Book 7482, page 312, and Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7184, Page 71, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7140, Page 69, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Harpeth Valley Utility District, as set forth in instrument recorded in Book 5374, page 511, Register's Office for Davidson County, Tennessee.
- Easement (s) to State of Tennessee, as set forth in instrument recorded in Book 5407, page 643, Register's Office for Davidson County, Tennessee.
- Easement (s) to Bellevue Assembly of God, as set forth in instrument recorded in Book 6483, page 907, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20041202-0143965 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **200 Myhr Green, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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/our hand(s) this the 16th DAY OF APRIL, 2019.

Helen R. Smith by Frances Bibee as Attorney in Fact

Helen R. Smith by Frances Bibee as Attorney in Fact
(POA in Inst 20190416-0034750, RODC, TN)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANCES BIBEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HELEN R. SMITH, and who acknowledged he/she/they executed the same as the free act and deed of the said HELEN R. SMITH.

Witness my hand and official seal, this the 16th of April, 2019.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212