Karen Johnson Davidson County
Batch# 264740 DEEDWARR
07/31/2019 01:46:01 PM 4 pgs
Fees: $23.00 Taxes: $2,294.00
20190731-0075516

GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Trent Wynn Smith & Victoria J. Squier **3499 General Hood Trail** **Nashville, TN 37204**	Bank of America P.O. Box 650070 Dallas, TX 75265-0070	**118-10-0A-002.00**

State of Tennessee
County of Davidson

The actual consideration or value for this transfer, whichever is greater, is **$620,000.00**.

Affiant

Sworn to and subscribed before me this 26th day of July, 2019.

Notary Public

My commission expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **DANIEL BURTON,** unmarried (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **TRENT WYNN SMITH AND VICTORIA J. SQUIER, AS TRUSTEES OF THE SMITH SQUIER 2009 FAMILY TRUST DATED APRIL 24, 2009** (collectively, the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **3499 General Hood Trail A/K/A 901B Woodmont Boulevard, Nashville, Davidson County, Tennessee.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 26th day of July 2019.

GRANTOR:

DANIEL BURTON

STATE OF TENNESSEE
COUNTY OF Williamson

On this 26 day of July, 2019, before me personally appeared Daniel Burton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand, at office, this 26 day of July, 2019.

Notary Public

My Commission Expires: 10-3-2021

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Unit No. 2, on the Horizontal Property Regime for Woodmont Hills Condominiums, now known as Woodmont Hills Townhomes, Phase 1, as recorded in the Master Deed of record as Instrument No. 20050502-0048549, as corrected in Instrument No. 20190731-0075515, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Together with and subject to a 15 foot ingress/egress roadway easement across the southerly lines of lots 52 and 53 as previously shown on the plan of record in Book 1130, page 2, said Register's Office in the year 1939. The easement was dedicated for the benefit of Lots 54, 71, and 53 and recorded in the Marengo Park Subdivision in the year 1939. Further, the easement is shown on the final plat of the resubdivision of Lot 52 by deed recorded in Inst. No. 200304170051403, rerecorded in Inst. No. 20040319-0031348 and Inst. No. 20041014-0124076 and shown on the plan of record in Inst. No. 20040128-0010580, said Register's Office.

Being a portion of the same property conveyed to DANIEL C. BURTON and wife, SUSAN R. BURTON, by deed from CHARLOTTE SOFGE NUGEN, CHARLES M. SOFGE, FRANCES J. NUGAN, NICOLE K. NUGAN, CHARLES N. SOFGE, JR., ROBERT A. SOFGE, ERIK L. SOFGE AND KARLE N. SOFGE, of record as Instrument No. 20030331-0042175, re-recorded in Instrument No. 20030417-0051403 and Instrument No. 20040319-0031348 and Instrument No. 20041014-0124076, dated March 14, 2003, said Register's Office.

Further being the same property conveyed to DANIEL BURTON, by quitclaim deed from SUSAN R. BURTON, of record in Instrument No. 20161201-012687, dated November 30, 2016, said Register's Office.

Further being the same property conveyed to the BURTON FAMILY TRUST, by quitclaim deed from DANIEL C. BURTON, of record in Instrument No. 20170405-0033310, dated March 31, 2017, said Register's Office.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 118-10-0A-002.00.

2. Matters shown on the Plan of record in Book 1130, page 2, said Register's Office.

3. Master Deed of record as Instrument No. 20050502-0048549, amended in Instrument No. 20080910-0092489 and Instrument No. 20110504-0034075, as corrected in Instrument No. 20190731-0075515, said Register's Office.