Karen Johnson Davidson County
Batch# 267635 DEEDQC
08/07/2019 10:04:35 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190807-0078372

DEED OF GIFT

THIS INDENTURE, made and entered into this 30th day of July, 2019, by and between **WILLIAM A. SMITH**, Party of the First Part, and **JOANNA S. SMITH**, Party of the Second Part.

WITNESSETH: That for and in consideration of love and affection and no other valuable considerations, the said Party of the First Part does hereby give, convey and confirm unto the said Party of the Second Part the following described real estate, situated and being in the County of Davidson, Tennessee:

Unit No. 249, Phase Two, Nashboro Village at Fairway Pointe, Tract 21, as shown on plat of record in Plat Book 4660, Page 159, and as shown on amendment to the restrictions of record in Instrument No. 2050222-0018814, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This being the same property conveyed to Grantor herein by Substitute Trustee's Deed of Record at Instrument No. 20090330-0028255, in the Register's Office of Davidson County, Tennessee.

And the said party of the First Part does hereby covenant with the said Party of the Second Part that it is lawfully seized in fee of the afore described real estate; that is has a good right to convey the same; that the same is unencumbered, except for Subdivision Restrictions, Building Lines and Easements and other matters of record, including at Plat Book 4660, page 159; and Plat Book 4460, Pages 149-151; Declaration of Covenants, Conditions and Restrictions fo Record at Book 4827, Page 14; Book 5469, page 840; Book 7751, Page 907; Book 11703, page 520; and Instrument Nos. 20000316-0027171, 20010322-0027768; 20050222-0018813, and 20050222-0018814; Charter of record at Book 11703, Page 518; Lease of record at Book 10690, Page 327; and License to Use Fitness Center and Swimming Pools of record at Instrument No. 20020507-0056329, all in the Register's Office of Davidson County, Tennessee; year 2009 property taxes; and matters that would bee revealed by a current survey;

WITNESS the signature or the said party of the first part the day and year first above written.

William A. Smith
WILLIAM A. SMITH

STATE OF GEORGIA
COUNTY OF EARLY

Before me the undersigned Notary Public of the aforesaid County and state, personally appeared **William A. Smith** (Or proved to me on the basis of satisfactory evidence), who acknowledged himself to be the **William A. Smith**, the within named and that he executed the foregoing instrument for the purposes therein contained as the free act and deed of **William A. Smith.**

WITNESS my hand, at office, this 30 day of July, 2019.

NOTARY PUBLIC

Commission Expiration:
My Commission Expires Nov. 27, 2021

PROPERTY ADDRESS:
2278 Nashboro Blvd. #249
Nashville, TN 37217

PARCEL ID NUMBER: 135-12-0E-249.00-CO

PROPERTY OWNER AND ADDRESS:
Joanna S. Smith
2278 Nashboro Blvd. #249
Nashville, TN 37217

MAIL TAX BILLS TO:
SAME

RETURN TO:
Joanna S. Smith
2278 Nashboro Blvd. #249
Nashville, TN 37217

Prepared by:
William H. Mills
Attorney at Law
33 Liberty Street
Blakely, Georgia

STATE OF GEORGIA
COUNTY OF EARLY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00 which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant: William A. Smith
WILLIAM A. SMITH

Subscribed and sworn before me this 30th day of June, 2019.

NOTARY PUBLIC

Commission expiration:
My Commission Expires Nov. 27, 2021

deeds\smith.william.smith.joanna.DOG.M19105