Karen Johnson Davidson County
Batch# 338822 DEEDWARR
01/06/2020 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $978.65
20200106-0001439

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $264,500.00.

Affiant

Subscribed and sworn to before me, this 3rd day of January, 2020.

Notary Public

My commission expires:_____

RUSSELL J McCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Terence Patrick Ayrault and Hannah Francis Ayrault	**New Owner**	**161-11-0A-096.00CO**
473 Huntington Ridge Drive		
Nashville, TN 37211		

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 HEREBY ACKNOWLEDGED, WE,

Stephen L. Smith, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hannah Francis Ayrault, a single woman and Terence Patrick Ayrault, a married man, joint tenants with expressed rights of survivorship

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. 96 on the Plan of Final Plat, Revision One, Huntington Ridge Townhouse Condominiums of record in Plat Book 9700, Page 846, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen L. Smith, unmarried, by Warranty Deed, from Jason S. Grant, unmarried, and Michael McKnight, unmarried, dated November 17, 2017, of record in Instrument No. 20171129-0121643, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 4729, Page 687, amended in Book 4889, Page 905 and Book 5394, Page 243, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 7423, Page 762, amended in Instrument No. 20080324-0029069, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 9732, Page 551, Book 9775, Page 308 and Book 11345, Page 59, Register's Office for Davidson County, Tennessee.
Deed of common areas to HOA of record in Book 4742, Page 570, Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Book 4729, Page 682, amended in Book 4890, Page 84, Register's Office for Davidson County, Tennessee.
Easements of record in Book 2338, Page 222 and Book 2338, Page 226, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 473 Huntington Ridge Drive, Nashville, TN 37211.

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 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. 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 3rd day of January, 2020.

Stephen L. Smith

Rachel M. Smith

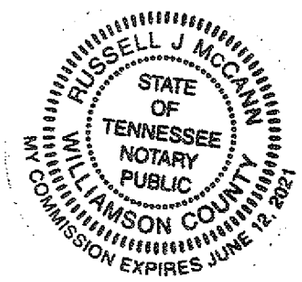
Rachel M. Smith executes this instrument to convey any spousal interest that she may have in the property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of January, 2020, before me personally appeared Stephen L. Smith and Rachel M. Smith, 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's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of January, 2020.

Notary Signature
My commission expires:



File #: 19-461
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022