WARRANTY DEED

Karen Johnson Davidson County
Batch# 352728 DEEDWARR
02/04/2020 08:21:17 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20200204-0012463

A-SS-20-4000-71

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 5, 2021

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)
Mark A. Doiron	**New Owner**	
(NAME)	(NAME)	**136-03-0A-071.00-CO**
4000 Anderson Road #72		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **BARBARA C. SMITH, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK A. DOIRON, A SINGLE MAN,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 71, Building No. 10, in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 1, of record in Book 4460, Page 79, and revised in Book 4460, Page 88, Register's Office for said County, to which reference is here made.

Being the same property conveyed to Stephen L. Smith and wife, Barbara C. Smith by Warranty deed from Mildred B. Kirk Sullivan and husband, Horace Sullivan of record in Book 5226, page 590, Register's Office for Davidson County, Tennessee, dated November 08, 1977 and recorded on November 25, 1977.

Being the same property conveyed to Barbara C. Smith, an unmarried woman by Quitclaim deed from Stephen L. Smith and Barbara C. Smith, formerly husband and wife of record in Book 9794, page 324, Register's Office for Davidson County, Tennessee, dated September 08, 1995 and recorded on September 13, 1995.

Being the same property conveyed to Billy Ray McLain, a one half undivided interest as tenants in common with me with rights of survivorship by Quitclaim deed from Barbara C. Smith, unmarried of record in Book 10579, page 344, Register's Office for Davidson County, Tennessee, dated August 11, 1997 and recorded on August 22, 1997.
Being the same property conveyed to Barbara C. Smith by Quitclaim deed from Billy Ray Mclain, unmarried, one half undivided interest of record in Book 11276, page 568, Register's Office for Davidson County, Tennessee, dated December 30, 1998 and recorded on December 31, 1998.

This conveyance is subject to:
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page (s) 79 and 88, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of record in Book 4651, Page 412, as amended in Book 4943, Page 692, Book 4979, Page 939, Book 5083, Page 417 and Book 5189, Page 671, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4651, Page 420, as amended in Book 5083, page 417, Book 8115, Page 838, Book 9089, Page 765, and Instrument Number 200508170097909, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7679, Page 173, as amended in Book 8115, Page 849, Book 9089, Page 757, Book 9507, Page 606, Book 9927, Page 75, and Instrument Number 20011025-0116633, Instrument Number 20050621-0071262, Instrument Number 20060228-0022872; Instrument Number 20060228-0022873 and Instrument Number 20150709-0066742

and Instrument No. 20161205-0127268, Register's Office for Davidson County, Tennessee.
- Charter for Homeowner's Association of record in Book 4944, Page 115, 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: **4000 Anderson Rd #71, Nashville, Tennessee 37217**.

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 30th DAY OF JANUARY, 2020.

Barbara C. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA C. SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of January, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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