#729911

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: 2-27-22

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC KIMBERLY D. HICKS WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, ,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen B. Smith	Stephen B. Smith	093110A11300CO
(NAME)	(NAME)	
113 Academy Square	7065 Moores Lane, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Brentwood, TN 37027	
(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 considerations, the receipt of which is hereby acknowledged, I/we Haury & Smith Contractors, Inc., a Tennessee corporation, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Stephen B. Smith, hereinafter called the GRANTEE(S), his/her/their 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. 113, on the plan of REVISED ACADEMY SQUARE, as shown on plat of record in Book 5200, Page 614, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Haury and Smith Contractors, Inc. by Warranty Deed dated 08/31/1989 from John Timothy Hillin and wife Kelly Ford Hillin, of record in Book 7929, Page 777, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2020 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Book 5200, Page 614, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 6117, Page 681, amended in Book 6222, Page 873, Book 9520, Page 748, Instrument 20101216-0100149, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
By Laws of record in Book 6117, Page 700, amended in Instrument 20070601-0065419, Instrument 20080130-0009636, Instrument 20090324-0026484, as affected by Scrivener's Affidavit of record in Instrument 20100315-0019427, further amended in Instrument 20101216-0100150, in the Register's Office for Davidson County, Tennessee.
Charter of record in Book 6125, Page 384, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 395571 DEEDWARR
05/04/2020 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20200504-0046540

202005040046540

Quitclaim Deed to the Homeowner's Association of record in Instrument 20090316-0023554, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 113 Academy Square, Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 30th day of April, 2020.

Haury & Smith Contractors, Inc.

By: Randall Toney
Its: Chief Financial Officer

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Randall Toney with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon oath acknowledged himself to be the Chief Financial Officer of Haury & Smith Contractors, Inc. the within named bargainer, a corporation, and that, as such, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of April, 2020.

Notary Public:
My Commission Expires: 2-21-22

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

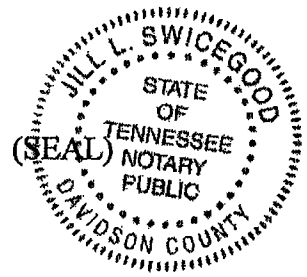
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900