WARRANTY DEED

Karen Johnson Davidson County
Batch# 410066 DEEDWARR
06/04/2020 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20200604-0057481

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-17-21
(AFFIX SEAL)

R-VRES-20-1900-D3

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)
Brittani J. Erwin	NEW OWNER	
(NAME) **1900 Richard Jones Road, D3**	(NAME)	**117-15-0A-107.00-CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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, **CECILIA E. SMITH, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRITTANI J. ERWIN, AN UNMARRIED WOMAN,** 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:

Land in Davidson County, Tennessee being Unit D-3 in a Horizontal Property Regime located on the Plat of Green Hills Terrace, of record in Book 5200, Page 64, as established under Master Deed of record in Book 5304, page 702, amended in Book 7841, page 557, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Cecilia E. Smith, a single person by Warranty deed from Carol Wilker, married of record in Instrument No. 20070605-0067139 Register's Office for Davidson County, Tennessee, dated May 31, 2007 and recorded on June 05, 2007. Scrivener's Affidavit (corrects the tax map and parcel number) recorded in Instrument No. 20070829-0103575, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Green Hills Terraceof record in Book 5304, Page 702, Book 7841, Page 557; and Book 9830, Page 181, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Book 3879, Page 569, in the Register's Office for Davidson County, Tennessee.
- Dedication of Easement as set out in of record in Book 4320, Page 896, in the Register's Office for Davidson County, Tennessee.
- Maintenance Agreement of record in Book 7658, Page 278, in the Register's Office for Davidson County, Tennessee.
- Easement in Instrument No. 20150814-0081514, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1900 Richard Jones Road, D3, Nashville, Tennessee 37215**.

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 21st DAY OF MAY, 2020.

Cecilia E. Smith by Kaz ad Attorney in Fact

Cecilia E. Smith by Kaz Arbogast as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAZ ARBOGAST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CECILIA E. SMITH, and who acknowledged he/she/they executed the same as the free act and deed of the said CECILIA E. SMITH.

Witness my hand and official seal, this the 21st of May, 2020.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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 WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9-16-2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY