WARRANTY DEED

Karen Johnson Davidson County
Batch# 638162 DEEDWARR
05/18/2021 10:38:51 AM 2 pgs
Fees: $13.00 Taxes: $739.63

20210518-0066787

JM-SB-RFH-21-5806

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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):
One Hundred Percent, LLC	**NEW OWNER**	
(NAME)	(NAME)	**160-14-0B-102.00-CO**
2906 Berry Hill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **BRITTANY SMITH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ONE HUNDRED PERCENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows towit:

Being Unit No. 5806 in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the Plat of Brentwood Trace Condominiums, recorded in Plat Book 5200, page 219, as revised in Plat Book 5200, page 230 and Plat Book 5200, page 261, all of record in the Register's Office for Davidson County Tennessee, and described in a Master Deed recorded in Book 5524, Page 415, amended in Book 5545, page 510 and Book 5868, page 70, said Register's Office, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Brittany Smith, unmarried by Warranty deed from Beth R. Loudermilk, unmarried of record in Instrument No. 20160615-0060740 Register's Office for Davidson County, Tennessee, dated June 07, 2016 and recorded on June 15, 2016.

See Affidavit to correct marital status of grantee and grantor recorded in instrument No. 20160722-0075722, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 5200, Page 291, revised in Book 5200, page 230 and Book 5200, page 261, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 5524, Page 415, amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5524, Page 424, as amended in Book 5537, Page 988 and Book 5868, page 70, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress and Egress of record in Book 4831, Page 125, in the 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: **5806 Brentwood Trace, Brentwood, Tennessee 37027**.

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 10th DAY OF MAY, 2021.

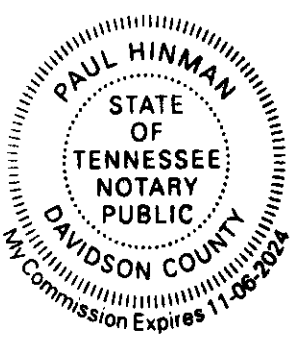
Brittany Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRITTANY 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 10th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



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