THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210434743

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $448,050.00.

Affiant

Subscribed and sworn to before me, this 28th day of May, 2021.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

MY COMMISSION EXPIRES DECEMBER

Karen Johnson Davidson County
Batch# 648150 **DEEDWARR**
06/02/2021 12:56:51 PM 2 pgs
Fees: $13.00 Taxes: $1,657.79

20210602-0073984

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Terry R. Murray and Sherry S. Thompson 641 Old Hickory Boulevard, #129 Brentwood TN 37027	New Owner	Tax Parcel ID No. 171-03-0B-089.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stanley E. Smith, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Terry R. Murray and Sherry S. Thompson, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 81C, #129 , as shown on the map entitled Phase One, Section Two, Townhomes of Fredericksburg, of record in Plat Book 9700, page 364, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to STANLEY E. SMITH AND VIRGINIA M. SMITH, HUSBAND AND WIFE, by deed from VERNON H. DANIEL AND JO ANN DANIEL, HUSBAND AND WIFE, of record in Instrument No. 20051107-0134702 , dated October 21, 2005 , said Register's Office.

Virginia M. Smith having since died on March 3, 2019. Her interest in said property having transferred to Stanley E. Smith upon her death.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 171-03-0B-089.00 CO.

Matters shown on the Plan of record in Book 7900, page 509 and Book 9700, page 364, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 7798, page 843, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record Book 7798, page 843, Book 8920, page 65, amended in Book 9500, page 393, Book 9860, page 840 and Book 10694, page 541, Book 10126, page 435, amended in Book 10224, page 683, corrected in Book 10294, page 850, made applicable in Book 10393, page 11, amended as Instrument No. 20007180070558, corrected in Instrument No. 200507050076596 and amended in Instrument No. 20191127-0122852, said Register's Office.

By-Laws of record in Book 10126, page 486, amended in Book 10275, page 959, Book 8920, page 45, amended in Book 10694, page 539, Instrument No. 20150102-0000219 and Instrument No. 20191127-0122853, said Register's Office.

Sanitary Sewer and Storm Drainage Easement of record in Book 7358, page 643, Book 7993, page 269, and Book 9607, page 431, said Register's Office.

Dedication of Site Drainage Easement of record in Book 10012, page 756, said Register's Office. Storm Water Detention Agreement in Book 10357, page 920, said Register's Office.

Easement of record in Book 7851, page 712, said Register' s Office.

This is improved property located at 641 Old Hickory Boulevard, #129 Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of May, 2021.

Stanley E. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stanley E. Smith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2021.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021