Karen Johnson Davidson County
Batch# 738906 DEEDWARR
10/18/2021 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20211018-0139911

Prepared by:

Lincoln Title and Escrow, LLC
131 Donelson Pike
Nashville, TN 37214

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 180,000.00

Affiant:

Subscribed and sworn before me this 15th day of October, 2021

Notary Public:

My commission expires: 3/7/2022

TYLER CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

ADDRESS or NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Bradley George Smith and Barry George Smith 320 Hickory Place, Nashville, TN 37214	Fifth Third Bank 5001 Kingsley Drive MD 1MOB2x Cincinnati, OH 45227	096-11-0A-059-00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael J. Daley, married,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bradley George Smith, unmarried and Barry George Smith, married man,** "the Grantee," the following described real estate in Davidson, TN:

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. G-9 OF HICKORY PLACE CONDOMINIUMS, PHASE V, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6472, PAGE 435, AND RE-RECORDED IN BOOK 6476, PAGE 663, AND MADE APPLICABLE TO PHASE V, BOOK 7015, PAGE 187, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF HICKORY PLACE CONDOMINIUMS, AS SHOWN ON THE EXHIBIT "C" TO THE AMENDMENT TO THE MASTER DEED, OF RECORD IN BOOK 7015, PAGE 190, IN SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

Being the same property conveyed to Michael J. Daley, unmarried by Warranty Deed from John A Carr, an unmarried man of record in Instrument No. 20050609-0066312 in the Register's Office for Davidson County, Tennessee, dated June 1, 2005 and recorded on June 9, 2005.

THE SUBJECT PROPERTY IS NEITHER THE PRINCIPAL RESIDENCE OF GRANTOR NOR HIS SPOUSE OR ANY DEPENDENT.

Being also known as 320 Hickory Place, Nashville, TN 37214

This is [X] improved [ ] unimproved property known as 320 Hickory Place, Nashville, TN 37214

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters, referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of October, 2021

Michael J. Daley

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of October, 2021, before me personally appeared Michael J. Daley to me known to be the person (or persons) described in and who executed the foregoing instrument and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witnessed before me this 15th day of October, 2021.

Notary

My Commission Expires: 3/7/2022



TRUE COPY CERTIFICATION

I, Tyler Clark, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/15/21.

Tyler Clark

Tyler Clark

10/15/21

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and described before me this 15th **day of** October, **2021.**

Notary Public
My Commission Expires: 6/21/22

