WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$71,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/08/03 11:57 2pgs
Fees:13.00 Taxes:266.03

20031208-0175770

THIS INSTRUMENT WAS PREPARED BY
Lenders Title & Escrow, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason B. Smith JBS	Jason B. Smith JBS	108-8-D-22.00 CO
(NAME)	(NAME)	
3207 East Lake Drive	3207 East Lake Drive	
(ADDRESS)	(ADDRESS)	
Donelson, Tennessee 37214	Donelson, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Joann Byrns, unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Jason B. Smith, unmarried, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

A certain condominium apartment in Davidson County, Tennessee, Being Unit No. 22 and Unit No. 23 in a horizontal property regime as shown on the condominium site plan of Quail Valley, Phase Five, Lots 19 – 24, 56 – 61 & 69, Section Three, as of record in Plat Book 5200, page 435, amending Plat Book 5200, page 433, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joann Byrns by deed from Randall W. Olson and wife, Clara M. Olson dated March 11, 1999 and recorded March 19, 1999 of record in Book 11391, page 722, in the Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) None found of record

unimproved ☐

This is improved ☒ property, known as 3207 East Lake Drive, Donelson, TN 37214

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 26th day of November, 2003.

Joann Byrns

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Joann Byrns, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 26th day of November, 2003.

Commission expires: 03/04/07

Kandace Tomes

Kandace Tomes Notary Public

