WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2004.

Notary Public

COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/21/04 09:10 2pgs
Fees:13.00 Taxes:675.25

20040521-0059799

THIS INSTRUMENT WAS PREPARED BY

Return to Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

#1133

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Joseph Leonard	First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans	104-6J-4
(NAME) 111 33rd Avenue South, #201	(NAME) P.O. Box 630387	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Irving, TX 75063	
(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, Brad Smith and wife, Lisa A. Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Joseph Leonard, a single man, 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:

Land in Davidson County, Tennessee, being Unit No. 4 (also described in Deeds of record as Unit 201), on the Condominium Site Plan of 111 Place Condominiums, as of record in Book 6200, page 195, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a portion of Lot No. 45 and the northerly 5 feet of Lot No. 46, on the Plan of The Bradford Realty Company's West End Avenue Place, as of record in Plat Book 332, Page 15, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brad Smith and wife, Lisa A. Smith, by deed from Larry D. Woods and wife, Saralee Woods, of record in Book 11111, Page 712, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 111 33rd Avenue South Condominium 201, Nashville, TN 37212

(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.

Witness our hands this 14th day of May, 2004.

Brad Smith

Lisa A. Smith

STATE OF Oregon

COUNTY OF Clackamas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brad Smith Lisa A. Smith, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that we executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Oregon City this 14th day of May, 2004.

Commission expires: April 9, 2006



Notary Public