This Instrument Prepared By:
**Bottorff, Kavin & Cook, PLC**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
**Richard Michael Rodriguez**
**707 Arkland Place**
**Nashville, TN 37215**

SEND TAX BILL TO:
**Owner**

MORTGAGEE:

**NONE**

| | |
|---|---|
| MAP | **131-6** |
| GROUP | **G** |
| PARCEL | **707.00 CO** |

Davidson County DEEDWARR
Recvd: 07/22/04 09:14 2pgs
Fees:13.00 Taxes:647.50
20040722-0087633

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Randall L. Smith, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Richard Michael Rodriguez and wife, Melinda A. Rodriguez**, 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. 707 of Burton Hills, Villages of Ashlawn, a Condominium, created under Title 66, Chapter 27, Sections 101 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Plat Book 7076, page 696, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit C of said Master Deed. Reference is hereby made to the plat of Burton Hills, Villages of Ashlawn, a Condominium, as set forth in Exhibit B of said Master Deed for a more identification and description of such unit.
>
> Being the same property conveyed to Randall L. Smith, unmarried by deed from Jeffrey T. Scotchie of record in Instrument no. 20010618-0064039, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 707 Arkland Place, Nashville, Tennessee 37215.

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hand this the 19th day of July, 2004.

Randall L. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Randall L. Smith,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 19th day of July, 2004.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $175,000.00.

AFFIANT

Subscribed and sworn to before me on this 19th day of July, 2004.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/2005