WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2004.

Notary Public JUSTIN TATUM

MY COMMISSION EXPIRES: July 19, 2008.
(AFFIX SEAL)

JUSTIN TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 11/10/04 10:46 2pgs
Fees:13.00 Taxes:801.05
20041110-0135567

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JACQUELINE MAI NGUYEN	PINNACLE FINANCIAL PARTNERS	117-7-F-23CO
(NAME)	(NAME)	
3431 GOLF CLUB LANE	211 COMMERCE STREET, STE. 300	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215	NASHVILLE, TN 37201	
(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, **MARSHALL LEE SMITH, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACQUELINE MAI NGUYEN, a single person**, 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 LOT UNIT NO. 23, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF BRIGHTON COURT CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED AND BY-LAWS, OF RECORD IN BOOK 6629, PAGE 532, SUPPLEMENTARY IN BOOK 6912, PAGE 158, AMENDED IN BOOK 6912, PAGE 163 AND BOOK 10364, PAGE 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT D TO THE SUPPLEMENTARY DECLARATION TO THE AFOREMENTIONED MASTER DEED OF RECORD IN BOOK 6912, PAGE 158, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO MARSHALL LEE SMITH, a single person BY QUITCLAIM DEED FROM BILLIE ANN SMITH RECORDED 02/10/04 IN INSTRUMENT NO. 20040210-0016150 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as 3431 GOLF CLUB LANE, NASHVILLE, TN 37215

(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 my hand this 5th day of November, 2004.

M. Lee Smith

MARSHALL LEE SMITH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARSHALL LEE SMITH the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of November, 2004.

Commission expires: July 19, 2008

JUSTIN TATUM Notary Public

