Davidson County DEEDWARR
Recvd: 04/05/05 10:06 2 pg
Fees:13.00 Taxes:284.90

20050405-0036849

WARRANTY DEED

B-OSM-05-117

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00.

Affiant

Subscribed and sworn to before me this 28th DAY OF March, 2005

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim Smith		
117 Davenport Drive (ADDRESS)	(NAME) New Owner. (ADDRESS)	149-8-A-117 CO
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DENISE POTEAT,UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIM SMITH AND MELINDA GAYLE SMITH,MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 117, THE DAVENPORT CONDOMINIUMS, as shown on plat of record in Plat Book 6250, Page 807 and Plat Book 6900, Page 22 and in Master Deed of record in Book 6935, Page 333, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Denise Poteat by Warranty Deed from J. Dale Mathews and wife, Deborah A. Mathews and Charles W. Hand, recorded the 4th day of May, 1999 in Deed Book 11462, Page 501, in the Register's Office of Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 117 Davenport Drive, Nashville, Tennessee 37217
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 28th day of March, 2005.

Denise ~~Poteat~~ Poteat DP

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF ~~Tennessee~~ FLORIDA
COUNTY OF ~~Davidson~~ PALM Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Denise Poteat, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the ~~26th~~ 25th day of March, 2005.

Notary Public

My Commission Expires: 11-8-08

(SEAL)

KAREN J. DUTCHER
Notary Public, State of Florida
My comm. expires Nov. 8, 2008
No. DD 367366

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903