WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$180,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~22ND~~ 21st DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE
My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara G. Thomas	**Barbara G. Thomas**	**142-7-F-40C0**
(NAME) **7252 Highway 70 South #1002**	(NAME) **7252 Highway 70 South #1002**	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Nashville, TN 37221**	
(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, **JONATHAN D. SMITH AND WIFE, MEGAN C. MORAN-SMITH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARBARA G. THOMAS AND HUSBAND, TIM CARVER**, 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 40, UNIT No. 1002 of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed recorded as Instrument No. 200007200071772, re-recorded as Instrument No. 200008280084760, in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Jonathan D. Smith and Megan C. Moran, as tenants in common with right of survivorship by deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership of record in Instrument No. 20020605-0068321 Register's Office for Davidson County, Tennessee. The said Megan C. Moran is now known as Megan C. Moran-Smith

This conveyance is subject to any and all existing easements and restrictions of record and property taxes for the current year

unimproved ☐

This is improved ☒ property, known as **7252 Highway 70 South #1002, Nashville, TN 37221**

(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. 21st

Witness our hands this ~~22nd~~ day of March, 2004.

Jonathan D. Smith

Megan C. Moran-Smith

Megan C. Moran - Smith
By: Jonathan D. Smith, Attorney in Fact

Jonathan D. Smith, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 04/08/05 15:18 2 pgs
Fees:13.00 Taxes:666.00

20050408-0039104

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 Jonathan D. 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this ~~22nd~~ 21st day of March, 2005.

Commission expires: July 21, 2007

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Shannon Philbin Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jonathan D. Smith with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney in Fact for the within named Megan C. Moran-Smith and being authorized to act on behalf of said person, he executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this ~~22nd~~ 21st day of March, 2005.

Commission expires: July 21, 2007

Shannon Philbin Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007