This instrument prepared by:
Brenda R. Lehman, Attorney at Law, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 06/13/05 10:38 3 pgs
Fees:18.00 Taxes:366.30
20050613-0067125

File No.: **2120-844286**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Seventh day of June, 2005**, by and between **Jason Vettorel and wife, Marise Vettorel**, parties of the first part, and **Susan L. Smith and husband, Joseph A. Smith**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Hermitage**, County of **Davidson**, State of **Tennessee**, to wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: UNIT NO. 2, BUILDING NO. 13 IN RAINTREE VILLAGE (A CONDOMINIUM CREATED UNDER CHAPTER 27, TITLE 64, OF THE TENNESSEE CODE ANNOTATED), AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 4753, PAGE 140, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED AND MODIFIED BY A DEED OF AMENDMENT OF RECORD IN BOOK 4980, PAGE 378, SAID REGISTER'S OFFICE AND AS SHOWN ON THE REVISED PLAT OF HERMITAGE WOODS CONDOMINIUM APARTMENTS, PHASE II AND IIA, OF RECORD IN BOOK 4860, PAGE 62 THROUGH 64, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE. BUILDING 13 HAVING BEEN SUBMITTED TO THE PROVISIONS OF THE SAID MASTER DEED, AS AMENDED BY INSTRUMENT OF RECORD IN BOOK 5164, PAGE 781 AND BOOK 5172, PAGE 77, SAID REGISTER'S OFFICE. GARAGE NO. 13-2 IS A LIMITED COMMON ELEMENT FOR THE EXCLUSIVE USE OF THE OCCUPANT OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED BY SPECIAL WARRANTY DEED FROM BANK OF AMERICA, N.A. TO JASON VETTOREL AND WIFE, MARISE VETTOREL AS RECORDED ON THE 25TH DAY OF FEBRUARY, 2005 IN INSTRUMENT NO. 20050225-0021256 AND WARRANTY DEED FROM BOBBY WANE HARDIN A/K/A BOBBY WAYNE HARDIN AND WIFE, DOROTHY SINGLETON HARDIN TO LESLIE ANN WILLOUGHBY, UNMARRIED AS RECORDED ON THE 5TH DAY OF OCTOBER, 1994 IN BOOK 9484, PAGE 744, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

2005

Parcel ID # **086-11-0-A 072.00 CO**

X Improved OR

Unimproved property located at: **202 Raintree Dr., Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Jason Vettorel

Marise Vettorel

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jason Vettorel and wife, Marise Vettorel** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Seventh day of June, 2005.**

Notary Public

My Commission Expires: 7/29/07

****

Owner's Name: **Susan L. Smith and Joseph A. Smith**

and Address: **202 Raintree Dr.**
Hermitage, TN 37076

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Countrywide Home Loans,
Inc.
2021 North Gallatin Road
Suite 280
Madison, TN 37115

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$99,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Seventh day of June, 2005.**

Notary Public

My Commission Expires: 7/29/07

