Davidson County DEEDWARR
Recvd: 12/02/05 12:51 2 pgs
Fees:13.00 Taxes:419.03

20051202-0145120

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,250.00.

Pamela B. Simmons
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of November, 2005.

Notary Public

My Commission Expires: 10/10/09

WARRANTY DEED

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Pamela B. Simmons

5025 Hillsboro Road 23B
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

131.01-0D-202.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shannon M. Smith, unmarried hereinafter referred to as Grantors, hereby transfers and conveys to Pamela B. Simmons, unmarried, hereinafter referred to as 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 202 on the Plan of Georgetown Apartments, a condominium, of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said unit, together with an undivided .310% interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in Master Deed and Bylaws of record in Book 5200, Page 325, and book 6079, page 516, said Register's Office.

Being the same property conveyed to Shannon M. Smith, unmarried, by warranty deed from Jennifer Vice Garrett and husband, Todd Garrett, of record in Instrument No. 20020328-0038211 Register's Office for Davidson County, dated March 15, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Plat of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee.

Master Deed and By-Laws of record in Book 5211, Page 325 and Book 6079, page 516, said Register's Office.

Easements of record in Book 4308, Page 575 and Book 7873, page 859, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2005 have been paid. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 5025 Hillsboro Road 23B, Nashville, TN 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 29th day of November, 2005.

Shannon M. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Shannon M. Smith, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 11/29/2005.

Witness my hand and official seal this 29th day of November, 2005.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARNETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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