03

Realty Title 48-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/23/06 11:32 2 pgs
Fees:13.00 Taxes:428.83
20060123-0008297

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/22/2009
(AFFIX SEAL)

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
Karen Fejta	NEW OWNER	**92-16-B-84CO**
(NAME)	(NAME)	
900 19th Avenue South, Unit 805		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **Robert Smith, a married person and Donna Elizabeth Smith, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen Fejta and Dessa Lyn Fejta**, 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 Unit No. 805, Level 10, of University Square Condominium Apartments, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7051, Page 529, and amended in Book 7119, Page 884, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of University Square Condominium Apartments, as of record in Book 6900, Page 124, in said Register's Office, for a more complete identification and description of such Unit.

INCLUDED in this conveyance, but EXCLUDED from the warranties contained herein, the Grantors quitclaim and convey all of their right, title and interest in and to the **Parking Space P-2, North, Number 3.**

BEING the same property conveyed to Robert Smith, a married person and Donna Elizabeth Smith, unmarried by deed from J. Christopher Perdue and wife, Mary Draper Perdue of record in Book 9057, Page 582, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **900 19th Avenue South, Unit 805, Nashville, TN 37212**

(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 our hands this 16th day of January, 2006.

Robert Smith

Donna Elizabeth Smith by Robert Smith, her Attorney in Fact

STATE OF Miss
COUNTY OF Hinds

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert 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 1134, Winter St this 12th day of January, 2006.

Commission expires: MY COMMISSION EXPIRES JUNE 16, 2006

Notary Public

STATE OF Miss
COUNTY OF Hinds

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert Smith with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney in Fact for the within named Donna Elizabeth 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 1134, Winter St this 12th day of January, 2006.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES JUNE 16, 2006