Record 3/16

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/16/06 15:02 2 pgs
Fees:13.00 Taxes:1202.50
20060316-0030675

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$325,000.00.**

Harriette K. Maloney
Affiant

Subscribed and sworn to before me this 16th day of March, 2006

Notary Public
My Commission expires: (Affix Seal) 8/30/06

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Donald L. Maloney	SAME	160-15-0-C-003.00CO
1200 Old Hickory Boulevard		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert M. Smith**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Donald L. Maloney and Harriette K. Maloney, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Unit No. 104 in Cloverland Hall. a Horizontal Property Regime, located at the corner of Old Hickory Boulevard, Cloverland Drive and Valley View Road, Brentwood, Davidson County, Tennessee, as shown on the plat of Cloverland Hall, recorded in Instrument Number 20021101-0134432, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Instrument Number 20021105-0135643, Register's Office for Davidson County, Tennessee, to which document reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Cloverland Hall Condominium Apartments, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument Number 20021105-0135643, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Robert M. Smith, by deed from Haury & Smith Contractors, Inc., on December 29, 2004, of record in Instrument Number 20041230-0154779, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 160-15-0C-003.00CO.
- Subject to all matters as shown on the Plan of record in Instrument Number 20021101-0134432, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20021105-0135643, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5601 Cloverland Drive, Unit 104, Brentwood, TN 37027**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 16, 2006.

Robert M. Smith

BY: Lee C. Williams attorney in fact
Lee C. Williams, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Lee C. Williams,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Robert M. Smith,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Robert M. Smith**, the bargainor(s), by the said **Lee C. Williams**, as Attorney-in-Fact.

WITNESS my hand and seal, this 16th day of March, 2006.

NOTARY PUBLIC

My Commission Expires: 8/20/06

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY