Davidson County DEEDWARR
Recvd: 04/21/06 10:31 2 pgs
Fees:13.00 Taxes:658.60
20060421-0045845

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17th day of April, 2006.

Notary Public

My Commission Expires: 7-29-06

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
THOMAS J. SMITH
515 Chesterfield Avenue #B
Nashville, Tennessee 37212

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

104-10-E-102

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, **AMY ROBICHAUX VIEHOEVER AND HUSBAND, STERLING VIEHOEVER** hereinafter referred to as Grantors, hereby transfers and conveys to **THOMAS J. SMITH,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit B on the Plan of Chesterfield Place, as shown on the "Plat of Chesterfield Place" being a part of the Master Deed & By-Laws of record in Book 7179, page 867, (see page 894), and amended in Book 7372, page 526, said Register's Office, to which plan reference is herby made for a complete description thereof.

Being the same property conveyed to Amy L. Robichaux and Gerald W. Robichaux and wife, Lela V. Robichaux by warranty deed from Derek Vance and wife, Rebecca Jill Vance of record in Book 11037, page 124, Register's Office for Davidson County, Tennessee. Being quitclaimed by Gerald W. Robichaux and wife, Lela V. Robichaux to Amy L. Robichaux by Instrument #20021119-0143045, said Register's Office.

Sterling R. Viehoever joins in this transaction to convey any and all interest he may have in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Master Deed and ByLaws for Chesterfield Place on record in Book 7179, page 867, and amended in Book 7328, page 708, and Book 7372, page 520-530, Register's Office for Davidson County, Tennessee.

Articles of incorporation for Homeowners Association of record in Book 7223, page 76, Register's Office for Davidson County, Tennessee.

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 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 515 Chesterfield Avenue #B, Nashville, TN 37212.

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 17th day of April, 2006.

Amy Robichaux Viehoever

Sterling R. Viehoever
by AMV
attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Amy Robichaux Viehoever the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of April, 2006.

Notary Public

My Commission Expires: 10/10/09

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy Robichaux Viehoever, with whom I am personally acquainted, and who acknowledged that she is the attorney-in-fact of Sterling R. Viehoever and is authorized by Sterling R. Viehoever to execute this instrument on behalf of Sterling R. Viehoever.

Witness my hand and official seal this 17th day of April, 2006.

Notary Public

My Commission Expires: 10/10/09

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

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