Return to: First Title and Escrow Company, Inc,
File Number 25377 Box 9B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/07/06 14:19 2 pgs
Fees:13.00 Taxes:2384.65

20060607-0067741

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $644,500.00.

Maria Holland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2ND DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 6/16/

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE CHRIS CANTRELL DeKALB COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark A. Smyth and wife, Debra G. Smyth	NEW OWNER	
(NAME)	(NAME)	
4505 Belmont Park Terrace	4505 Belmont Park Terrace	Map P/O 131.07-0
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	Parcel 106.00
(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, **LARRY KELL HOLLAND AND WIFE, MARIA A. HOLLAND**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MARK A. SMYTH AND WIFE, DEBRA G. SMYTH**, 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. A, together with the appurtenant interest in the common elements of Belmont Park Terrace Townhomes, a horizontal property regime with private elements, established in Declaration of record in Instrument No. 20051230-0156862, and Amendment of record in Instrument No. 20060602-0065072, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration and being located upon Lot No. 39 on the Plan of Lone Oak Heights of record in Plat Book 1424, page 2, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Larry Kell Holland and wife, Maria A. Holland, by deed dated October 6, 2005 from Stanley M. Ezell and wife, LeEllen H. Ezell, of record in Instrument No. 20051007-0121169, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4505 Belmont Park Terrace, 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 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.

In witness whereof, Maria A. Holland as attorney-in-fact for Larry Kell Holland, pursuant to Power of Attorney recorded simultaneously herewith in Instrument No. 20060607 - 0067740, Register's Office for Davidson County, Tennessee, does hereby authorize and sign in behalf of Larry Kell Holland.

Witness my hand this 2nd day of June, 2006.

Larry Kell Holland by power of attorney - Maria A Holland
Larry Kell Holland
By: Maria A. Holland, Attorney in Fact

Maria A. Holland
Maria A. Holland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maria A. Holland, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 2nd day of June, 2006.

Commission expires: 6/26/07

Notary Public

CHRIS CANTRELL NOTARY PUBLIC AT LARGE TN DeKALB COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, Maria A. Holland, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Larry Kell Holland, and who acknowledged that she executed the same as the free act and deed of Larry Kell Holland.

Witness my hand and official seal at Nashville, Tennessee on this 2nd day of June, 2006.

Commission expires: 6/26/07

Notary Public

CHRIS CANTRELL NOTARY PUBLIC AT LARGE TN DeKALB COUNTY