Davidson County DEEDWARR
Recvd: 08/04/06 15:14 2 pgs
Fees:13.00 Taxes:632.33

20060804-0095906

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
MOORELAND TITLE COMPANY, LLC
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $170,900.00

Anne D. Walton
AFFIANT

Subscribed and sworn to before me, this 31st day of July, 2006

Rhea
NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Richard H. Smith Bonita A. Pilon Jennifer Pilon Smith 2728 Rockwall Rd. Nashville, Tennessee 37221	SAME	131-1-D-182.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Joan Popkin and David Popkin ("Grantors") do hereby bargain, sell, transfer and convey unto **Richard H. Smith and wife, Bonita A. Pilon, and Jennifer Pilon Smith, tenants in common with rights of survivorship** ("Grantees") their heirs and assigns, all of their right, title and interest in and to certain property located in Davidson County, Tennessee and more particularly described as follows:

A certain condominium unit located in Davidson County, Tennessee, being further described as follows:

Being Unit No. 182 as shown on the plat of Georgetown Apartments, a condominium, of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided .410% interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in Book 5211, page 325, et seq., said Register's Office. Said Unit is also known as Apartment 21-H.

Being the same property conveyed to Joan Popkin and David Popkin by deed of record in Instrument No. 20040804-0093426, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **Richard H. Smith and wife, Bonita A. Pilon, and Jennifer Pilon Smith**, their heirs and assigns, forever.

AND **Joan Popkin and David Popkin** do hereby covenant with **Richard H. Smith and wife, Bonita A. Pilon, and Jennifer Pilon Smith**, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND **Joan Popkin and David Popkin** do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said land to **Richard H. Smith and wife, Bonita A. Pilon, and Jennifer Pilon Smith,** their heirs and assigns against the lawful claims of all persons whomsoever.

This is ( ) unimproved (X) improved property known as: 5025 Hillsboro Pike, Unit 21-H, Nashville, TN 37215

IN WITNESS WHEREOF, this Warranty Deed has been executed this 31st day of July, 2006.

Joan Popkin

David Popkin

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Joan Popkin and David Popkin, with whom I am personally acquainted, and who upon oath, acknowledged themselves to be the within named bargainors, and that they as such executed the foregoing instrument for the purpose therein contained, by signing their name.

Witness my hand, at Nashville, Tennessee, this 31st day of July, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

This conveyance is subject to following:

Permitted Encumbrances

1. County Taxes for 2006 and subsequent years.

2. Subject to all matters on plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee.

3. Provisions, restrictions, covenants, by-laws and easements contained in the Master Deed and By-Laws of record in Book 5211, page 325, as amended in Book 5616, page 133, and Book 6079, page 516, Register's Office for Davidson County, Tennessee.

4. Charter for HOA Associationof record in Book 5233, page 459, Register's Office for Davidson County, Tennessee.