McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

(1)

This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 08/07/06 12:41 2 pgs
Fees:13.00 Taxes:647.50
20060807-0096465

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 175,000.00

Affiant

Subscribed and sworn to before me, this 3 day of August, 2006

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 14, 2009

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Terrence J. Brady and wife, Karen L. Brady, and Devin K. Brady 215 Summit Ridge Drive Nashville, TN 37215	New Owner	131-05-O-B 215.CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Daniel T. Smith**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Terrence J. Brady and Karen L. Brady, husband and wife, and Devin K. Brady, a single man**, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

A certain Condominium in Davidson County, Tennessee, being Unit No. 215 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided interest in the common elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel T. Smith, unmarried, by Deed from Jonathan P. Farmer and wife, Anne Marie Farmer, of record in Instrument No. 20040816-0098813, Register's Office for Davidson County, Tennessee.

This property is made subject to the following:

1. 2006 County Taxes a lien, not yet due and payable;

2. Subject to all matters in the Master Deed of record in Plat Book 6841, Page 349, and as amended of record in Book 6847, Page 122 , Register's Office for Davidson County, Tennessee.

3. Subject to By-Laws of record in Book 6841, Page 376, Register's Office for Davidson County, Tennessee.

4. Subject to the Charter for The Homeowner's Association of record in Book 6855, Page 917, and as amended in Book 8176, Page 698, Register's Office for Davidson County, Tennessee.

This is improved property known as: 215 Summit Ridge Drive Nashville, TN 37215.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 3rd day of August, 2006.

By: _____

Daniel T. Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named Daniel T. 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 Nashville, Tennessee, on this 3rd day of August, 2006.

_____
NOTARY PUBLIC

My Commission Expires: 3·20·2010

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