This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Dr., Suite 350
Brentwood, Tennessee 37027
6060745

Davidson County DEEDWARR
Recvd: 11/02/06 14:14 2 pgs
Fees:13.00 Taxes:732.60

20061102-0136349

Send Tax Bills To:
New Owner

New Owner is:
Ian & Brooke Mainda
5752 Amalie Drive
Nashville, TN 37211

MAP: 161-11-0F
PARCEL: 017.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Gregory Lance Smalley and wife, April F. Smalley, fka April Anne Foote,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ian Mainda and Brooke Mainda**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows to-wit:

Being Unit # 17, as shown on the Plat of Townhomes of Brentwood, of record in Plat Book 9700, Page 990, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gregory Lance Smalley and April Anne Foote, as joint tenants with rights of survivorship by Warranty Deed from J.D. Eatherly, d/b/a Eatherly Properties, of record in , Instrument # 20010425-0040853, Register's Office for Davidson County, Tennessee, April 20, 2001 and recorded October 25, 2001.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of October, 2006.

GRANTOR:

Gregory L. Smalley

April F. Smalley, fka April Anne Foote

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Gregory L. Smalley and April F. Smalley, fka April Anne Foote,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31st day of October, 2006.

TODD J. BRECKENRIDGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires September 26, 2010

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $198,000.00.

Affiant

SWORN TO and subscribed before me this 31st day of October, 2006

NOTARY PUBLIC

TODD J. BRECKENRIDGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires September 26, 2010

My commission expires:

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