WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/21/06 13:57 2 pgs
Fees:13.00 Taxes:493.95
20061121-0144634

FILE BOX 19B
06-11-025-J

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th day of November, 2006

Notary Public

My Commission Expires: 03/31/07

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

(AFFI...

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MELANIE K. SMITH, UNMARRIED	**"NEW OWNER"**	95-5-B
(NAME) 2120 Lebanon Pk #80	(NAME)	162.00CO
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ROBIN S. ALLISON, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MELANIE K. SMITH, UNMARRIED**, hereinafter called the Grantee(s), her 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. 80 on the Master Deed of Easthaven Townhomes of record in Instrument No. 20010806-0083543, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to ROBIN S. ALLISON, A MARRIED PERSON by Deed from R.J. YORK HOMES of record in Instrument No. 20040915-0111139, Register's Office for Davidson County, Tennessee. The said Robin S. Allison having since divorced May 24, 2006.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of record in Instrument No. 20010806-0083543 as amended in 20020709-0082357; 20030425-0055753; 20031007-0147961 and 20040419-0043570, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

THIS instrument is being executed in behalf of **ROBIN S. ALLISON** pursuant to a Power of Attorney executed by same on the 15th day of November 2006, and being filed for record in Instrument No. 20061121-0144633, and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☐ property known as: 2120 Lebanon Pk #80, Nashville, TN, 37210.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, hands, this 20th day of November, 2006

Robin S. Allison

ROBIN. S. ALLISON

BY: Jerry B. Nail

JERRY B. NAIL, ATTORNEY-IN-FACT

STATE OF Tennessee
COUNTY OF Davidson

On this 20th day of November, 2006, before me personally appeared JERRY B. NAIL, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of ROBIN S. ALLISON, and acknowledged that he executed the same as the free act and deed of the said Robin S. Allison.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of November, 2006.

My Commission Expires: 03/31/07

Notary Public