RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 6/26/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/11/07 12:46 2 pgs
Fees:13.00 Taxes:462.50
20070111-0004623

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
B & D Investment Group, LLC	Same	
(NAME)	(NAME)	Map 103-8-O-A
2106 Crestmoor Rd.	211 Commerce Street, Suite 300	
(ADDRESS)	(ADDRESS)	Parcel 75-CO
Nashville, TN 37215	Nashville, TN 37201	
(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, **ARTHUR G. SMITH**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **B & D INVESTMENT GROUP, LLC**, 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:

The following tract or parcel of land in Davidson County, Tennessee, to wit:

Being Unit Number D-203, shown on the Plat of Westlawn Green, a condominium of record in Book 5200, page 20-24, Register's Office for said County.

Being the same property conveyed to Arthur G. Smith and Janice G. Smith as equal tenants in common with right of survivorship, from Janice G. Smith, by Quitclaim Deed dated 08/20/96, of record in Book 10164, page 123, said Register's Office. Janice G. Smith has since died, leaving Arthur G. Smith the sole survivor.

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 4425 Westlawn Drive, Unit D-203, Nashville, TN 37209

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.

Witness our hands this 5th day of January, 2007.

Arthur G. Smith

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 Arthur G. Smith, 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 5th day of January, 2007.

Commission expires: 6/26/07

Notary Public