WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 04/26/2010
(AFFIX SEAL)

W. AARON FORTNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Margolis	Churchill Mortgage Corp.	
(NAME)	(NAME)	
507 Doral Country Drive	761 Old Hickory Blvd. #400	**MAP 142-6-D**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	**PARCEL 50.00CO**
(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, **JOSEPH A. SMETEK, MARRIED AND DAVID K. SMETEK, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL J. MARGOLIS, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being a part of the Plan of Doral Country Villa Condominiums, Section VII, of record in Plat Book 5200, page 223, Register's Office for Davidson County, Tennessee, the part hereby described being Unit No. 13A on said Plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa Condominiums, Section VII, as of record in Book 5532, page 727, said Register's Office.

Being the same property conveyed to Joseph A. Smetek, married and David K. Smetek, unmarried by deed from Duane Ward, married of record as Instrument No. 20051228-0155301 Register's Office of Davidson County, Tennessee.

The property herein conveyed is not the primary residence of the grantors.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 5200, page 223, said Register's Office; (c) Master Deed of record in Book 5532, page 727 and amended in Book 5623, page 252, said Register's Office; and (d) Charter of record in Book 5544, page 463, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 507 Doral Country Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 31st day of January, 2007.

Joseph A. Smetek by Don Birdwell, AIF
Joseph A. Smetek
By: Don Birdwell, Attorney in Fact

David K Smetek by Don Birdwell, AIF
David K. Smetek
By: Don Birdwell, Attorney in Fact

Davidson County DEEDWARR
Recvd: 02/05/07 08:38 2 pgs
Fees:13.00 Taxes:471.75

20070205-0014424

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Don Birdwell, 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 on behalf of Joseph A. Smetek and David K. Smetek, and further acknowledged that he executed the same as the free act and deed of Joseph A. Smetek and David K. Smetek.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2007.

Commission expires:



Notary Public

This instrument was signed by authority of Power of Attorney of record in Instrument No. 20070131-0012625, Register's Office for Davidson County, Tennessee.