PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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Davidson County DEEDWARR
Recvd: 06/01/07 14:37 2 pgs
Fees:13.00 Taxes:381.10
20070601-0065342

W & I Ref:( ___gj_____ ) Title No: 48633
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Peter Moelius<br><br>510 Basswood Avenue #13<br>Nashville, Tennessee 37209 | GMAC Mortgage Corporation dba ditech.com<br>3200 Park Center Drive, Suite 150<br>Costa Mesa, California 92626 |

**TAX MAP-PARCEL NUMBERS:** 090110B01300CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$103,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Garry M. Smith and spouse, Barbara J. Smith**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Peter Moelius** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

**To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.13 of River Breeze Garden Townhomes a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "B" to the Master Deed of record in Instrument No. 20030207-0017550, amended in Doc. No. 20030618-0084385 and Doc. No. 20040308-0025984, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Garry M. Smith and spouse, Barbara J. Smith by deed from RBL Associates, LLC, a Tennessee limited liability company of record in Doc. No. 20030717-0100358, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2007, and subsequent years; Plan, with Owner's Certificate as shown as Exhibit "B" to the Master Deed of record in Instrument No. 20030207-0017550, amended in Doc. No. 20030618-0084385 and Doc. No. 20040308-0025984, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description: The provisions of the condominium Master Deed of record in Instrument No. 20030207-0017550 said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

**This is improved property, known as: 510 Basswood Avenue. # 13, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 31st day of May, 2007.

Garry M. Smith

Barbara J. Smith

**State of** TENNESSEE
**County of** DAVIDSON

On this 31st day of May, 2007 , before me the undersigned authority, personally appeared Garry M. Smith and Barbara J. Smith , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $103,000.00

Affiant

Sworn and subscribed before me this the 31st day of May, 2007

My Commission Expires: _____

Notary Public

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007