WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/07 11:49 2 pgs
Fees:13.00 Taxes:754.99

20070702-0078579

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhoda W. Hartwig	SAME	Map 131-1-D
(NAME)	(NAME)	
1910 Cumberland Avenue S.W.		Parcel 50
(ADDRESS)		
Decatur, AL 35603		
(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, I, **CAROLINE J. WORD SMITH, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RHODA W. HARTWIG AND HUSBAND, RANDALL L. HARTWIG,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A parcel of land in Davidson County, Tennessee, being Unit No. 50 (A/K/A Apartment No. 8A) as shown on the Plan of Georgetown Apartments, a Condominium, of record in Plat Book 5200, page 4, Register's Office for Davison County, Tennessee, together with an undivided .519% interest in the common elements of 5025 Hillsboro Homeowners Association as described in Book 5211, page 325, et seq., Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more Complete description thereof.

Being the same property conveyed to Caroline J. Word, unmarried, by deed from Barbara J. Cole, a widow, of record in Instrument #20040205-0014275, said Register's Office. Caroline J. Word has since married and is now known as Caroline J. Word Smith.

This is not the marital residence of Caroline J. Word Smith.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 5200, page 4, said Register's Office; (c) easement of record in Book 4308, page 575, said Register's Office; and (d) restrictive covenants of record in Book 5211, page 325, Book 5616, page 133 and Book 6079, page 516, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5025 Hillsboro Pike Unit 8A, Nashville, Tennessee 37215

(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 my hand this 29 day of June, 2007.

Caroline J. Word Smith

Caroline J. Word Smith

STATE OF ARKANSAS
COUNTY OF White

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Caroline J. Word Smith, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Searcy, Arkansas this 29 day of June, 2007.

Commission expires:

3-15-15

Amy Bottoms

Notary Public

"OFFICIAL SEAL"
AMY BOTTOMS
WHITE COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires March 15, 2015