Return To:
This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070349

Davidson County DEEDWARR
Recvd: 07/30/07 14:23 2 pgs
Fees:13.00 Taxes:247.90
20070730-0090255

**Send Tax Bills To:**
Richard L. Prass
1076 Stonebridge Park Drive
Franklin, TN 37069

**New Owner is:**
Richard L. Prass
1076 Stonebridge Park Drive
Franklin, TN 37069

MAP: 174-07-0B

PARCEL: 043.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Vann Smith, unmarried, and Greg Brockway, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Richard L. Prass** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **4958 Edmondson Pike #H43, Nashville, TN 37211**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Unit No. H-43, in Woodlea Place Townhouse as of record in Book 5050, page 101, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to Vann Smith, an unmarried man and Greg Brockway, an unmarried man, tenants in common with right of survivorship, from Dawn I. Danforth, an unmarried woman, by deed dated 4-15-05 and recorded in Instrument No. 20050419-0043488, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

VS GB
**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 26th day of July, 2007.

GRANTOR(S):

**VANN SMITH**

**GREG BROCKWAY**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Vann Smith and Greg Brockway**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 26th day of July, 2007.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

**NOTARY PUBLIC**
My Commission Expires: _____

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

The actual consideration or value, whichever is greater, for this transfer is **$67,000.00**.

**AFFIANT**

**SWORN TO** and subscribed before me this the 26th day of July, 2007.

DANA L. MURTON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

**NOTARY PUBLIC**
My commission expires: 7/27/10