03

Realty Title Co x48A

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Warranty Deed

Davidson County DEEDWARR
Recvd: 11/06/07 14:11 2 pgs
Fees:13.00 Taxes:510.60
20071106-0131056

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $138,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2007.

Notary Public

My commission expires: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jonathan E. Leiva Tiffany Leiva	Countrywide Home Loans, Inc	Map: 128-15-B
208 Post Creek Road	801 Crescent Centre Dr. Suite 510	Parcel: 208
Nashville, TN 37221	Franklin, TN. 37067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WENDOLYN G. SMITH N/K/A WENDOLYN WHITFORD SMITH AND CHASON T. SMITH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN E. LEIVA AND TIFFANY LEIVA, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 208 of Post House Bellevue Condominium horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Master Deed and By-Laws of record in Book 6838, page 445, amended in Book 8047, page 867*, said Register's Office, to which reference is hereby made. *Book 6838, Page 445, Book 6838, Page 472, Book 6846, Page 811, Book 6846, Page 821, Book 8044, Page 195, Book 8101, Page 562,
Being the same property conveyed to Chason T. Smith and Wendolyn G. Whitford, as joint tenants with right of survivorship by deed from Brian R. Smith and spouse Julia J. Smith of record in Instrument 200206040067539, said Register's Office, dated May 31, 2002. Book 8626, Page 588, Book 6838, Page 472.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable, but not yet delinquent.

This is improved property known as 208 Post Creek Road, Nashville, TN 37221.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.
Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of October, 2007.

Wendolyn G. Smith n/k/a Wendolyn Whitford Smith

Wendolyn G. Smith n/k/a
Wendolyn Whitford Smith

Chason T. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Wendolyn G. Smith n/k/a Wendolyn Whitford Smith and Chason T. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of October, 2007.

J. Brandon Miller

Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY