WARRANTY DEED

Prepared by & Return to:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd., #2110
Hendersonville, TN 37075

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~205,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: 12-17-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph E. Smith Jr.	FRANKLIN AMERICAN MORTGAGE COMPANY	161-13-B-444CO
(NAME)	(NAME)	
5721 Edmondson Pike #444	501 CORPORATE CENTRE DR, SUITE 460	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	FRANKLIN, TN 37067	
(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, **PULTE HOMES TENNESSEE LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ralph E. Smith Jr.*** 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 **Unit 444** On the plan of Creekside of Brentwood, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611 as amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Pulte Homes Tennessee, Limited Partnership, a Nevada Limited Partnership, by Deeds of record in Instrument No. 20031008-0149616 and Instrument No. 20040305-0025836, re-recorded in Instrument No. 20040401-0036841 Register's Office for Davidson County, Tennessee.

Subject to the following:

Subject to Master Deed and By-Laws of record in Instrument No. 20040702-0079260, Instrument No. 20050204-0013611, Instrument No. 20050329-0034131 and Instrument No. 20050822-010002;
Subject to Charter of the Homeowner's Association of record in Instrument No. 20041217-015043;
Subject to the Plan of Record (Boundary Plat) in Instrument No. 20040714-0084063

unimproved ☐

This is improved ☒ property, known as **5721 Edmondson Pike #444, Nashville, TN 37211**
(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 4th day of MARCH, 2008..

Pulte Homes Tennessee Limited Partnership, A Nevada Limited Partnership

By: Radnor Homes Inc.
General Partner

By:
Kate Sniderman, as designated agent

Davidson County DEEDWARR
Recvd: 03/12/08 09:18 2 pgs
Fees:13.00 Taxes:758.50

20080312-0024798

* unmarried

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kate Sniderman with whom I am personally acquainted and who upon her oath acknowledged herself to be the designated agent and Attorney in Fact for Radnor Homes, Inc., General Partner of Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership, the within named bargainor, and that she as such designated agent and Attorney in Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as its designated agent and Attorney in Fact.

Witness my hand and official seal at Nashville, Tennessee this 4th day of MARCH, 2008.

Commission expires:



My Commission Expires JULY 5, 2011

Notary Public