(3)

Davidson County DEEDWARR
Recvd: 05/12/08 14:20 3 pgs
Fees:18.00 Taxes:658.60
20080512-0048883

THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & SMITH, PLLC
ONE AMERICAN CENTER, SUITE 550
3100 WEST END AVENUE
NASHVILLE, TN 37203
(615) 460-7478

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Tax Map: 131-01-0D-182.00

The actual consideration or value, whichever is greater, for this transfer is $178,000.00.

Affiant

Subscribed and sworn to before me this the 7th day of May, 2008.

My Commission Expires: July 20, 2008

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Martin Galbraith
(Name)
5025 Hillsboro Pike, Unit 21-H
(Street Address)
Nashville, Tennessee 37215

SEND TAX BILLS TO:

Countrywide Bank FSB
(Name)
1199 North Fairfax St., Ste. 500
(Street Address)
Alexandria, VA 22314

## WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **RICHARD H. SMITH and wife, BONITA A. PILON, AND JENNIFER PILON SMITH, all as tenants in common with right of survivorship**, hereinafter the "Grantors," have bargained and sold, and do by these presents transfer and convey, unto **Martin Galbraith, an unmarried man,** (hereinafter "Grantee"), a certain condominium unit located in Davidson County, Tennessee, being more particularly described as follows:

Being Unit No. 182 as shown on the plat of Georgetown Apartments, a condominium of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided .410% interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in Book 5211, page 325, *et seq.*, said Register's Office. Said Unit is also known as Apartment 21-H.

Being the same property conveyed to Richard H. Smith and wife, Bonita A. Pilon and Jennifer Pilon Smith, tenants in common with right of survivorship, in Instrument 20060804-0095906, recorded 8/4/2006, Register's Office for Davidson County, Tennessee.

BEING improved property known as 5025 Hillsboro Pike, Unit 21-H, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his heirs and/or assigns forever; and "Grantors" do covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County Real Property Taxes for the year 2008 and subsequent years. Tax Parcel No. 131-01-0D-182.00.

2. All matters shown on Plat recorded in Book 5200, page 4, Register's Office for Davidson County, Tennessee.

3. Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 4308, page 575, said Register's Office.

4. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Georgetown Apartments, and recorded in Book 5211, page 325, Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantors have caused their name to be affixed hereto on this 8th day of May, 2008.

Richard H. Smith

**Richard H. Smith**

**BY:** Bonita A. Pilon, Attorney in fact

**Bonita A. Pilon, Attorney in Fact**

Jennifer Pilon Smith

**Jennifer Pilon Smith**

**BY:** Bonita A. Pilon, Attorney in Fact

**Bonita A. Pilon, Attorney in Fact**

Bonita A. Pilon

**Bonita A. Pilon**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Bonita A. Pilon,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Richard H. Smith**, and that she as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Richard H. Smith**, the grantor, by the said Bonita A. Pilon, as Attorney-In-Fact.

Witness my hand and official seal in Nashville, Tennessee, this 8th day of May, 2008.

Notary Public

My Commission Expires: 1/24/09

LINDA F. BURNSED NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

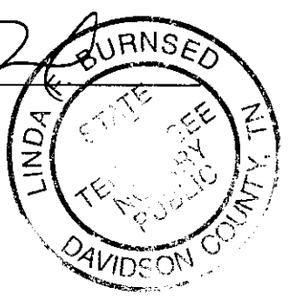
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Bonita A. Pilon,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Jennifer Pilon Smith,** and that she as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Jennifer Pilon Smith,** the grantor, by the said Bonita A. Pilon, as Attorney-In-Fact.

Witness my hand and official seal in Nashville, Tennessee, this 8th day of May, 2008.

Notary Public

My Commission Expires: 1/24/09




STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Bonita A. Pilon,** the within named Grantor, 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 in Nashville, Tennessee, this 8th day of May, 2008.

My Commission Expires:
1/24/09

Notary Public

