WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $137,000.00

Casey Brewington
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF NOVEMBER, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-2843 SMOTHERS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Donald K. Smothers and Julie B. Smothers, and Elizabeth J Smothers	same	131050B43300CO
433 Summit Ridge Place		
Nashville, TN 37215		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROBERT S. VALET, AND WIFE, AMY S. VALET

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DONALD K. SMOTHERS, AND WIFE, JULIE B. SMOTHERS AND ELIZABETH J SMOTHERS, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 433 Summit Ridge Place, Nashville, TN 37215

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple. has a good right to convey it, **and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 5th day of November, 2008.

Robert S Valet
Robert S. Valet

Amy S. Valet
Amy S. Valet

Davidson County DEEDWARR
Recvd: 11/12/08 08:26 2 pg
Fees:13.00 Taxes:506.90
20081112-0111687

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ROBERT S. VALET AND AMY S. VALET, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of November, 2008.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

UNIT NO. 433, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF FOUR SEASONS CONDOMINIUM, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED AND BY-LAWS, OF RECORD IN BOOK 6841, PAGE 349, AMENDED IN BOOK 6847, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "D" TO THE AFOREMENTIONED MASTER DEED AND BEING LOCATED UPON LOT NO. PART OF TRACT I ON THE PLAN OF CLARK GOWER PROPERTY OF RECORD IN PLAT BOOK 5050, PAGE 30, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT S. VALET AND AMY S. BLACK BY WARRANTY DEED FROM WILLIAM B. STAGGS, JR. AND WIFE, JUDITH A. STAGGS, RECORDED ON APRIL 21, 2005 IN INSTRUMENT NO. 20050421-0044604, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

AMY S. BLACK HAVING SINCE MARRIED ROBERT S. VALET AND IS NOW KNOWN AS AMY S. VALET.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.