THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28135-10-2008** **Record & Return To:** **Bankers Title & Escrow Corporation** **3310 West End Avenue #410** **Nashville, TN 37203**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $104,500.00. Amy B. Smith Affiant Subscribed and sworn to before me this 24th day of November, 2008. Notary Public My Commission Expires: GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Robert P. Masek, Charlotte P. Masek 21 Vaughns Gap Road, Unit 70 Nashville, TN 37205	**Send Tax Bills To:** SunTrust MORTGAGE, Inc. RVW 5093 1001 Semmes Ave. Richmond, Virginia 23224	**Tax Information:** Map and Parcel No.: 129150A070.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amy B. Smith**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert P. Masek and Charlotte P. Masek** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 21 Vaughns Gap Road, Unit 70, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of November, 2008.

Amy B. Smith
Amy B. Smith

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Amy B. Smith**, 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, at office, this 24th day of November, 2008.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

Davidson County DEEDWARR
Recvd: 12/01/08 10:22 2 pgs
Fees:13.00 Taxes:386.65
20081201-0116229

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 70, together with the appurtenant interest in the common elements of Belle Meade Highland Condominium, a horizontal property regime established by Master Deed, of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed.

Being the same property conveyed to Amy B. Smith. unmarried by Deed dated November 17, 2006 from Robert F. McRae, III, unmarried of record in Instrument No. 20061127-0145916, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Charter of Incorporation of Belle Meade Highlands Condominium Association, Inc. of record in Book 7102, page 223, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Belle Meade Highlands Condominium, of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4816, page 427, corrected in Book 4881, page 710, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 11000, page 273, Register's Office for Davidson County, Tennessee.