WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$226,000.00**

Suzanne Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

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
Dorothy Martin Smith	**Provident Funding Associates, L.P.**	**116-3-B-102CO**
(NAME)	(NAME)	
4505 Harding Road #102	**1101 Kermit Drive, Suite #607**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37217**	
(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, **Betty R. Caldwell, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dorothy Martin Smith, unmarried**, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 102 on the plan of Royal Oaks Apartments, Condominium Apartments, of record in Book 5200, page 45, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Betty R. Caldwell by deed from Carralyn L. Cole, a single person of record in Book 9566, page 840 Register's Office for Davidson County, Tennessee

This conveyance is subject to matters shown on the recorded plan and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **4505 Harding Road #102, Nashville, TN 37205**

(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 29 day of April, 2009.

Betty R. Caldwell by Suzanne Caldwell Thomas Attorney-in-fact

Betty R. Caldwell
By: Suzanne Caldwell Thomas
Her Attorney-In-Fact

BILL GARRETT, Davidson County
Trans: T20090029262 DEEDWARR
Recvd: 05/04/09 13:33 2 pgs
Fees: 13.00 Taxes: 836.20
20090504-0040479

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Suzanne Caldwell Thomas and who, upon her oath, acknowledged herself to be the Attorney-in-Fact for the within named Betty Rye Caldwell, being authorized to act on behalf of said person, she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29 DAY OF APRIL, 2009.

Commission expires:

Notary Public

SHANNON FALLON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011