BILL GARRETT, Davidson County
Trans:T20090057312 DEEDWARR
Recvd: 08/21/09 10:38 2 pgs
Fees:13.00 Taxes:370.00
20090821-0078804

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50169
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Adam J. Smile Irina Smile 2134 Fairfax Ave #A-5 Nashville, Tennessee 37212	Elite Home Loans, Inc. 109 West Park Drive Suite 260 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 104110A00500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$100,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Russell T. Wingo Jr. and spouse, Debbie Wingo**, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Adam J. Smile and Irina Smile, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County Tennessee, being Unit No. A-5 (Parcel NO. 5) erroneously referred to as Parcel No. 4 in prior conveyance), of Villager West Condominium, a horizontal property regime pursuant tot eh Tennessee Horizontal Property Act, as shown on the of record in Book 5210, page 174, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general limited common elements of the Condominium.

Being the same property conveyed to Russell T. Wingo, Jr., married and David T. Wingo, unmarried by Warranty Deed from Jack L. Beasley, Jr., and Russell T. Wingo, Jr.,, dated June 4, 2001 and recorded on June 6, 2001 of record in Doc. No. 20010606-0059550, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated Nov. 15, 2007, recorded on Nov. 17, 2008, of record in Doc. No. 20081117-0113268, said Register's Office, David T. Wingo conveyed his interest in subject property to Russell T. Wingo, Jr.,

Debbie Wingo, spouse of Russell T. Wingo, Jr., joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5210, Page 174, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5452, page 419, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 2134 Fairfax Avenue, Unit A-5, Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of August, 2009.

Russell T. Wingo Jr.

Debbie Wingo

State of TENNESSEE
County of DAVIDSON

On this 13th day of August, 2009 , before me the undersigned authority, personally appeared Russell T. Wingo Jr. and Debbie Wingo , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY M. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Sworn and subscribed before me this the 13th day of August, 2009

My Commission Expires: 3/20/10

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public