STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20090060754 DEEDWARR
Recvd: 09/03/09 12:27 2 pgs
Fees:13.00 Taxes:344.10
20090903-0083087

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00.

Affiant

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 2009.

Notary Public
MY COMMISSION EXPIRES: 9/26/11
File No. G9-8297D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Adam J. Smile and Irina Smile, husband and wife (NAME)	SAME (NAME)	117-3-B-55 CO
(STREET ADDRESS)	27-2C Bloomingdale Dr. (STREET ADDRESS)	
(CITY) (STATE) (ZIP)	Hillsborough, NJ 08844 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Betty M. Brown, married, and Nancy B. Sparrow, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam J. Smile and Irina Smile, husband and wife**, 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:

Land in Davidson County, Tennessee, being Unit No. D-8, Parcel No. 55, in a horizontal property regime on the plan of Villager Condominiums, according to the Master Deed of record in Book 5434, page 665, Book 5487, page 967 and Instrument No. 200906160055824, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 5200, page 201, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Betty M. Brown and Nancy B. Sparrow from Carl C. Green, Jr. unmarried, by Deed dated March 22, 1994, in Book 9292, Page 699, in the Register's Office for Davidson County, Tennessee.

This is not the marital homestead of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Betty M. Brown is signed by her duly appointed Attorney-in-fact Lytle Browm, pursuant to the Power of Attorney recorded as Instrument #20090903-0083084, said Register's Office.
The signature of Nancy B. Sparrow is signed by her duly appointed Attorney-in-fact Lytle Brown, pursuant to the Power of Attorney recorded as Instrument #20090903-0083085, said Register's Office.

This is improved property, known as 2601 Hillsboro Road D-8, Nashville, TN 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 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. Whenever 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/our hand(s) this 15th day of July, 2009.

BETTY M. BROWN

By: _____ July 15, 2009
Lytle Brown, Attorney-in-Fact Date

NANCY B. SPARROW

By: _____ July 15, 2009
Lytle Brown, Attorney-in-Fact Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Lytle Brown, Attorney-in-Fact for Betty M. Brown and Nancy B. Sparrow, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of July, 2009.

My Commission Expires: 10/6/2010

_____
Notary Public



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066