09-09-005-D

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/29/09 09:32 2 pgs
Fees:13.00 Taxes:846.93
20090929-0090210

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,900.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/3/11
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

G-KW-09-209

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joycelyn Smith	SUNTRUST MORTGAGE, INC.	
209 Glenstone Circle (ADDRESS)	(NAME) 1001 Semmes Avenue (ADDRESS)	
Brentwood, ~~Nashville~~ TN 37027 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	171-2-A-100.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JAMES STEVEN FIELDS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOYCELYN SMITH, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TN, DESCRIBED AS UNIT 100 PHASE 3B, BRENTWOOD VILLA, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON GLENSTONE CIRCLE, DAVIDSON COUNTY, TN, AS SHOWN ON THE PLAT OF PHASE 3B, BRENTWOOD VILLA, CONDOMINIUM APARTMENTS, RECORDED IN PLAT BOOK 6900, PAGE 4, AS AMENDED IN PLAT BOOK 6900, PAGE 329, SAID REGISTER'S OFFICE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 6923, PAGES 943 AND 986, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF PHASE 3B, BRENTWOOD VILLA, CONDOMINIUM APARTMENTS CONTAINED IN THE MASTER DEED RECORDED IN BOOK 6923, PAGES 943 AND 986, AND BY-LAWS RECORDED IN BOOK 7423, PAGE 567, BOOK 8074, PAGE 564, BOOK 7035, PAGE 115, BOOK 7101, PAGE 730, AS RE-RECORDED IN BOOK 7143, PAGE 18, BOOK 7266, PAGE 84 AND BOOK 7423, PAGE 574, REGISTER'S OFFICE FOR DAVIDS
ON COUNTY, TN, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO JAMES STEVEN FIELDS, UNMARRIED BY WARRANTY DEED FROM DENNIS JACK WELLS, A MARRIED MAN, RECORDED ON THE 13TH DAY OF JUNE, 2003 IN INSTRUMENT NO. 20030613-0082028, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 209 Glenstone Circle, ~~Nashville~~ Brentwood, Tennessee 37027
(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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 25th day of September, 2009.

James Steven Fields

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Steven Fields, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of September, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Scott D. Weiss

State of Tennessee)
County of Davidson)

Scott D. Weiss

Personally appeared before me, the undersigned, a Notary Public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

DEE LES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON