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

BILL GARRETT, Davidson County
Trans:T20090083398 DEEDWARR
Recvd: 12/10/09 10:44 2 pgs
Fees:13.00 Taxes:1957.30
20091210-0112890

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(GJ) Title No: 50129
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Scott Smieja Leilani J. Smieja 829 Clayton Ave #A Nashville, TN 37204	New Owner

TAX MAP-PARCEL NUMBERS: 118060B00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melissa A. Adams and Kerry M. McMartney**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Scott Smieja and spouse Leilani J. Smieja 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 of Lot 2 of Clayton Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the of record as Exhibit "A" to the Master Deed of record in Doc. No. 20060630-0078744, 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 and limited common elements of the condominium.

Being the same property conveyed to Melissa A. Adams, unmarried and Kerry M. McMartney, unmarried, as joint tenants with rights of survivorship and not as tenants in common by Warranty deed from Clayton Partnership, a Tennessee general partnership dated July 1, 2006 and recorded on August 1, 2006 of record in Doc. No. 20060801-0093367, Register's Office for Davidson County, Tennessee.

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 as shown as Exhibit "A" to the Master Deed of record in Doc. No. 20060630-0078744, 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.: All matters shown on the plat of record in Doc. No. 20050906-0106512, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3920, page 891, said Register's Office; The provisions of the condominium Master Deed of record in Doc No. 20060630-0078744, 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: 829 A Clayton Avenue, Nashville, Tennessee 37204

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 4 day of December, 2009

Melissa A. Adams

Kerry M. McMartney

LISA T. HAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

On this 9-21-09, before me the undersigned authority, personally appeared Melissa A. Adams and Kerry M. McMartney, 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: MY COMMISSION EXPIRES: January 23, 2010

Notary

State of TN
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $529,000.00

Affiant

Sworn and subscribed before me this the 4 day of December, 2009

My Commission Expires: 7-24-10

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212