291100120

THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29182-11-2009** **Record & Return To:** **Cumberland Title Company** **13018 Lebanon Road, #100** **Mt. Juliet, TN 37122**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $187,500.00. Affiant Subscribed and sworn to before me this 4th day of January, 2010. Notary Public My Commission Expires: 5/14/2011

WARRANTY DEED

Address New Owner: Tony Greer 4202 Harding Road #205 Nashville, TN 37205	**Send Tax Bills To:** BANK OF AMERICA 2021 N. GALLATIN 3d FLOOR MADISON, TN 37115	**Tax Information:** Map and Parcel No.: 103-16-0-G-205.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janeen N. Smith, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tony Greer** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4202 Harding Road #205, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of January, 2010

John E. Smith, husband of Janeen N. Smith, joins in the execution of this Deed for the purpose of conveying his marital rights, if any, in subject property.

Janeen N. Smith by Susan Dale, Attorney-in-Fact
Janeen N. Smith
By Susan Dale, Attorney-in-Fact

John E. Smith by Susan Dale, Attorney-in-Fact
John E. Smith
By Susan Dale, Attorney-in-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Dale, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for the said Janeen N. Smith and John E. Smith and is authorized by the said Janeen N. Smith and John E. Smith to execute this instrument on their behalf

Witness my hand, at office, this 4th day of January, 2010.

Notary Public
My Commission Expires:

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
May 6, 2013
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 01/08/10 12:44 3 pgs
Fees:18.00 Taxes:693.75
20100108-0001997

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 205, together with Parking Space Nos. 9 and 16, and Reserved Space No. 7, and together with the appurtenant interest in the common elements of Brookfield Condominiums, a horizontal property regime established by Master Deed, of record in Book 6976, Page 887, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Janeen N. Smith, unmarried, by deed dated 1/6/1987 from Brookfield Developers, a Tennessee General Partnership, composed of John T. Rochford, Steve Fridrich and Mark McDonald, of record in Book 7101, Page 442, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Brookfield Condominiums, of record in Book 6976, Page 887, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 6050, Page 175, Register's Office for Davidson County, Tennessee.
5. Easement of record in Book 3465, Page 246 and Book 3768, Page 132, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Tracey Trumphour, do hereby make oath that I am 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.

Tracey Trumphour

State of Tennessee
County of Wilson

Personally appeared before me, Kimie Perry, a notary public for this county and state, Tracey Trumphour who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires:
6-5-12

Kimie Perry, Notary Public

