WARRANTY DEED

Record & Return
Foundation Title
30 Burton Hills Blvd
#175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,400.00

Raegan Ashley Measells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of April, 2010.

Melissa J. Butchko-Turecki
Notary Public

MY COMMISSION EXPIRES: 9.15.10
(AFFIX SEAL)

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raegan Ashley Measells	Pinnacle Financial Partners	131-20H-8.00CO
(NAME)	(NAME)	
4222 Hillsboro Pike	211 Commerce Street Ste.300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN, 37201	
(CITY) (STATE) (ZIP)	(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 hereby acknowledged, I/WE, **Dana C. Smith, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Raegan Ashley Measells, unmarried**, 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 4222, together with Parking Space(s) as specified on the Plat shown in the Master Deed, on the Plan of Hillsboro Quarters Condominiums, Phase I, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hillsboro Quarters Condominiums, of record under Instrument No. 20040421-0045569 and as amended in Instrument No. 20040511-0054050, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hillsboro Quarters Condominiums, Phase I, for placement of Units and Parking Spaces, as shown on Exhibit "E" on the Master Deed of record under Instrument No. 20040421-0045569, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Dana C. Smith, an unmarried woman by Warranty Deed from Craighead Patten Properties, a Tennessee joint venture, dated June 28, 2004 and recorded in Instrument No. 20040629-0077242, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4222 Hillsboro Pike, Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100026961 DEEDWARR
Recvd: 05/05/10 16:00 2 pgs
Fees:13.00 Taxes:800.68
20100505-0034297

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, has 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. 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 our hands this **29th** day of **April, 2010**

Dana C. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Dana C. Smith**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **29th** day of **April, 2010.**

Notary Public

My commission expires: 9.15.10

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010