THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
5764 Old Hickory Boulevard
Ste. B
Hermitage, TN 37076
Telephone: 615.724.5277
File No. 10-2690

BILL GARRETT, Davidson County
Trans:T20100027889 DEEDWARR
Recvd: 05/10/10 13:32 2 pgs
Fees:13.00 Taxes:247.90
20100510-0035688

Property Address:
3021 Casa Drive
Nashville, TN 37214

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Gilbert L. Smith**, hereinafter referred to as "Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Presley Lopez, unmarried,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson, State of Tennessee,** to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 35, Unit No. 13, on the Plan of Condominium Site Plan of Revision of Lots 35 through 39, Phase I of Section One and Two, Patio Villa, and filed of record in Plat Book 5800, Page 145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gilbert L. Smith by Special Warranty Deed dated Marcy 17, 2009 from Federal Home Loan Mortgage Corporation and filed of record in Instrument No. 20090401-0029348, Register's Office for Davidson County, Tennessee. Said property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed October 9, 2008 and filed of record in Instrument No. 20081027-0107306, said Register's Office.

This is improved property also known as 3021 Casa Drive, Nashville, TN 37214.

This property is subject to: Master Deed and By-Laws filed of record in Book 6014, Page 978, said Register's Office; Rules and Regulations for Condominium filed of record in Book 7266, Page 827, said Register's Office; Subject to any and all matters on plan of record filed in Plat Book 5800, Page 145; all in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $67,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 7 **day of** May **, 2010.**

Gilbert L. Smith {Seal}

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 7 day of May, 2010, before me the undersigned officer, personally appeared Gilbert L. Smith, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that he, executed same as his free act and deed.

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $67,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 **DAY OF** May **, 2010.**

Notary Public

My Commission Expires November 22, 2010

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

SEND TAX STATEMENTS TO:

First Community Mtg
275 Robert Rose Dr.
Murfreesboro, TN 37129

ADDRESS OF NEW OWNER:

Presley Lopez
3021 Casa Dr.
Nashville, TN 37214

Map & Parcel: 108-07-0A-013.00CO