BILL GARRETT, Davidson County
Trans:T20100028146 DEEDWARR
Recvd: 05/11/10 09:02 3 pgs
Fees:18.00 Taxes:888.00
20100511-0036009

Prepared by:
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Attorney at Law
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Brentwood, TN 37027
615-346-4665

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me, this 7 day of May 2010.

Notary Public
My commission expires: 11/22/10

Kaye Rosenthal State of Tennessee Notary Public County of Sumner

Address of New Owner:	Send Tax Bills to:	Tax Information
Susan L. Bradeen	Pinnacle National Bank	104050B00400CO
3726 Meadowbrook Ave.	211 COMMERCE ST STE 300	
Nashville TN 37205	NASHVILLE, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Clarence E. Smith and wife Brooke Bussen Smith hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Susan L. Bradeen, unmarried hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 4 of Meadowbrook, of record in Plat Book 6250 page 817, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Meadowbrook Condominium Association of record in Book 6956 page 13, amended in Book 6970 page 545 and Book 7099 page 503, in the Registers Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof.

Being the same property conveyed to Clarence E. Smith and Brooke Bussen (nka Brooke Bussen Smith), Tenants in Common with Rights of Survivorship by deed dated June 23, 2008 from Nicole E. Muscato and husband, Nathaniel D. Dueker of record in Instrument No. 20080625-0065490, Register's office of Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2010 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Meadowbrook

Condominiums of record in Book 6250 Page 817, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 6956 Page 13 and amended in Book 6970 Page 545 and Book 7099 Page 503. Register's Office for Williamson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Meadowbrook Condominiums and recorded in Book 6956 Page 13 Register's Office for said county. 4) Bylaws for Meadowbrook Homeowners Association of record in Book 6956 Page 13 and amended in Book 6970 Page 545. 5) Land use restriction agreement recorded in Book 8835 Page 862

This property is improved property known as 3726 Meadowbrook Ave., Nashville, Tennessee 37205

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 7th day of May, 2010.

Clarence E. Smith by Nancy M. Sica attorney in fact

Brooke Bussen Smith by Nancy M. Sica attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of May, 2010, before me personally appeared Nancy M. Tice to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Clarence E. Smith and Brooke Bussen Smith acknowledged that such person executed the same as the free act and deed of Clarence E. Smith and Brooke Bussen Smith.

Notary Public

My Commission expires 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 06451