WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100038030 DEEDWARR
Recvd: 06/22/10 13:43 2 pgs
Fees:13.00 Taxes:514.30
20100622-0048723

STATE OF TENNESSEE
COUNTY OF CANNON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of **June, 2010.**

Notary Public

MY COMMISSION EXPIRES: 5/2/2011
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC CITY OF CANNON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robyn R. Reese	Robyn R. Reese	172-12D-433.00CO
(NAME)	(NAME)	
7234 Altharp Way # U-5	7234 Altharp Way, #U-5	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Brian Smith (also known as Brian D. Smith), unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Robyn R. Reese, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit U-5 as shown on Exhibit B1 & B6 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended and shown as Exhibit A and B-2 on Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Brian Smith, an unmarried man by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated April 10, 2006 and recorded in Instrument No. 20060411-0041771, 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 7234 Altharp Way # U-5, Nashville, TN 37211

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, her heirs and assigns forever; and I do covenant

with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 **11th** day of **June, 2010**.

Brian D. Smith by Diane Crawford, Attorney-in-Fact

Brian Smith (also known as Brian D. Smith) by Diane Crawford, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane Crawford, 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 Brian Smith (also known as Brian D. Smith), as his Attorney In Fact, under Power of Attorney bearing Inst. No. 20100622-0048723, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Brian Smith (also known as Brian D. Smith), under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 11th day of June, 2010.

Notary Public

My Commission Expires:

3/18/14

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY