WARRANTY DEED

24594

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,500.00.

Bertram N. Herlong
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF December, 2010.

Notary Public

(Affix Seal)

My Commission Expires: 4/28/2013

BRENDA FRANKS HALE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires April 28, 2013

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

BILL GARRETT, Davidson County
Trans:T20100075950 DEEDWARR
Recvd: 12/02/10 11:31 2 pgs
Fees:13.00 Taxes:1004.55
20101202-0095909

Address of New Owners:	Send Tax Bills To:	
Bertram N. Herlong and wife, Barbara V. Herlong		
258 Windsor Terrace Drive	SAME	Map 143-1-0-B Parcel 258.00CO
Nashville, TN 37221		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, JANE ANN SMITH, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto BERTRAM N. HERLONG AND WIFE, BARBARA V. HERLONG, hereinafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 258 on the Final Plat of Phase 5, Windsor Terrace Condominiums, of record in Book 11190, page 93, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Jane Ann Smith, by deed from Gianikas Contractors, Inc., a Tennessee corporation, of record as Instrument No. 20000918-0092759, in the Register's Office for Davidson County, Tennessee, dated September 15, 2000.

This conveyance is subject to the following:

a. All matters shown on the Plan of record in Book 11190, page 93, Register's Office for Davidson County, Tennessee.
b. All matters shown on the Subdivision Plat of Windsor Terrace Condominiums of record in Book 6250, page 869, Register's Office for Davidson County, Tennessee.
c. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7150, page 921, amended in Book 7436, page 667, Book 7464, page 297, Book 7661, page 40, Book 7729, page 206, Book 7980, page 717 and Instrument 200008110079911, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
d. By-Laws of record in Book 7150, page 948, Register's Office for Davidson County, Tennessee.
e. Charter of record in Book 7168, page 683 and Book 8097, page 976, Register's Office for Davidson County, Tennessee.
f. Rights of others in & to the common area and/or elements.

This is (X) improved property known as 258 Windsor Terrace Drive, Nashville, Tennessee 37221 .

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; and the GRANTOR(S), does covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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(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.

J. CLEVE SMITH, HUSBAND OF JANE ANN SMITH, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HIS MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this 29th day of November, 2010:

Jane Ann Smith

J. Cleve Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named JANE ANN SMITH and husband, J. CLEVE SMITH, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of November, 2010.

Notary Public

BRENDA R. FRANKLE HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
April 28, 2013

My Commission Expires: 4/28/2013