BILL GARRETT, Davidson County
Trans:T20100077357 DEEDWARR
Recvd: 12/08/10 12:22 2 pgs
Fees:13.00 Taxes:851.00
20101208-0097707

WARRANTY DEED

Smith File

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF December, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony Lynn Smith	Tony Lynn Smith	
3000 Vanderbilt Place #401	(NAME) 3000 Vanderbilt Place #401	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	104-24B-401.00 CO
(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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TOMMY C. MILLER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TONY LYNN SMITH , UNMARRIED, 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 401, BRISTOL WEST END, A CONDOMINIUM DEVELOPMENT, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20070503-0053313, AMENDED AT INSTRUMENT NOS. 20070629-0077729 AND 20081016-0104201, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO TOMMY C. MILLER, UNMARRIED BY WARRANTY DEED FROM BRISTOL WEST END VENTURES, INC., A TENNESSEE CORPORATION, RECORDED ON THE 13TH DAY OF AUGUST, 2007 IN INSTRUMENT NO. 20070813-0096412, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN INSTRUMENT NO. 20060801-0093560; INSTRUMENT NO. 20050105-0001970; INSTRUMENT NO. 20070503-0053313; INSTRUMENT NO. 20070629-0077729; INSTRUMENT NO. 20081016-0104201; INSTRUMENT NO. 20040615-0070569; INSTRUMENT NO. 20060320-0031877; INSTRUMENT NO. 20060405-0039176; INSTRUMENT NO. 20050603-0062976, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; TWENTY FOOT (20') SANITARY SEWER EASEMENT ALONG THE EASTERLY LOT LINE OF LOT 20 AND THE WESTERLY LOT LINES OF LOTS 4, 5, 6 AND 7, AS SHOWN ON THE ALTA/ACSM SURVEY DATED AUGUST 3, 2004, LAST REVISED MAY 9, 2005, BY ROBERT M. SEARSON, TENN. R.L.S. NO. 1666; SUBJECT TO URBAN ZONING OVERLAY OF RECORD AS METRO ORDINANCE NO. BL2000-364, MADE APPLICABLE BY ORDINANCE NO. BL-2000-476, OF RECORD IN THE METROPOLITAN CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 3000 Vanderbilt Place #401, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 we do covenant with the said GRANTEE(S) that we are 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 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 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/our hand(s) this 3rd day of December, 2010.

Tommy C. Miller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tommy C. Miller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of December, 2010.

Notary Public

My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903