(1) Box 44
GSR

BILL GARRETT, Davidson County
Trans:T20110015430 DEEDWARR
Recvd: 03/15/11 15:14 2 pgs
Fees:13.00,Taxes:358.90
20110315-0020482

THIS INSTRUMENT PREPARED BY: Catherine H. Gwyn **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $97,000.00. Affiant Subscribed and sworn to before me, this 15th day of March, 2011. Notary Public My Commission Expires: 9.3.12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

Address New Owner As Follows: Jamie L. Berry 1713 Lincoya Bay Drive Nashville, TN 37214	Send Tax Bills To: Avenue Bank 3823 Cleghorn Ave. Nashville, TN 37215	Map-Parcel Number: 109 05 0D 03600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Homer Douglas Smith, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Jamie L. Berry, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1709 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712, and Supplementary Declarations of record in Instrument No. 20041028-0129585, Register's Office for Davidson County, Tennessee, and Second Supplementary Declarations of record at Instrument No. 20050923-0114373, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20041028-0129585, Register's Office for said County, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Homer Douglas Smith, an unmarried man, by deed dated August 31, 2005, from 70 South Associates, LLC, a Tennessee limited liability company, of record in Instrument No. 20050902-0105448, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2009 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements and By-Laws appended thereto, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record at Instrument No. 20041028-0129585 and 20050923-0114373, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Instrument No. 20000918-0092189, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewers and/or Storm Drainage Easement of record in Book 7121, page 169, Register's Office for Davidson County, Tennessee.

5. Sewer Easement of record at Book 5406, page 470, Register's Office for Davidson County, Tennessee.

6. Easement Agreements of record in Book 6185, page 216 and Book 7498, page 726, as amended in Instrument No. 20000331-0032369 and Instrument No. 20021204-0149457, Register's Office for Davidson County, Tennessee.

7. Restrictive covenants retained in Special Warranty Deed of record at Instrument No. 20021204-0149567, Register's Office for Davidson County, Tennessee.

8. Common area conveyed to Cottages at Williams Bend Townhouse Corporation, of record at Instrument No. 20061229-0161140, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1709 Lincoya Bay Drive, Nashville, TN 37214.**

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 Grantor covenants with the said Grantee that he is 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; and further covenants and binds himself, his heirs and assigns, 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 person whomsoever.

WITNESS my hand this 15th day of March, 2011.

Homer Douglas Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Homer Douglas Smith, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of March, 2011

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
September 3, 2012

Notary Public

My Commission Expires: 09/03/2012