BILL GARRETT, Davidson County
Trans:T20110017781 DEEDWARRSP
Recvd: 03/28/11 09:34 2 pgs
Fees:13.00 Taxes:332.63
20110328-0023434

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 25th day of March, 2011 by and between **50 by 50, LLC**, party of the first part, and **Marquitha Smith,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, Tennessee:

Lot 11, Plan of Skyline Village, as shown on plat of record at Instrument No. 20050418-0042718, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This being the same property conveyed to Grantor herein by Substitute Trustee's Deed of record at Instrument No. 20110218-0013844, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for Subdivision Restrictions, Building Lines, Easements and other matters of record, including in Instrument No. 20050418-0042718; Easements of record in Book 6029, Page 20, Book 6161, Page 257 and Book 6190, Page 646; Right of Way of record in Book 100558, Page 218; Ingress & Egress Easements of record at Instrument No. 20011127-0129091; Storm Water Detention Agreement of record at Instrument No. 20030610-0079895 and Restrictions contained in Trust Deed of record at Instrument No. 20051213-0419471 , in the Register's Office of Davidson County, Tennessee; year 2011 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons *claiming by, through or under party of the first part, but not further or otherwise.*

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

50 by 50, LLC

By: _____
Printed Name: ~~DEWAYNE~~ CHIN
Title: ~~AUTHORIZED~~ SIGNATORY

STATE OF NY
COUNTY OF NY

Before me, the undersigned Notary Public of the aforesaid County and State, personally Dewayne Chin (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Auth Signer of **50 by 50, LLC** the within named bargainor, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **50 by 50, LLC.**

WITNESS my hand, at office, this 18 day of March 2011.

WITNESS my hand, at office, this 18 day of March, 2011

Commission Expiration: 8/4/12

THOMAS CANTORA
Notary Public, State of New York
No. 01SA6191079
Qualified in New York County
Commission Expires Aug. 4, 2012

PREPARED BY:
CHRISTOPHER J. THORNTON, PC
1661 AARON BRENNER DRIVE, STE. 301
MEMPHIS, TN 38120

PROPERTY ADDRESS:
401 Vailview Drive
Nashville, TN 37207

PARCEL ID NUMBER: 050160A01100CO

PROPERTY OWNER AND ADDRESS:
Margarita Smith
401 Vailview Drive
Nashville, TN 37207

MAIL TAX BILLS TO:
New Owner

STATE OF TENNESSEE
COUNTY OF Davidson

I, OR WE, HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF AFFIANT'S KNOWLEDGE, INFORMATION AND BELIEF, THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $89,900.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Stacy Fry
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 25th DAY OF March, 2011.

Lori Buie
NOTARY PUBLIC

COMMISSION EXPIRATION: 9/19/11

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LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY