WARRANTY DEED

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20110025378 DEEDWARR
Recvd: 04/29/11 13:15 2 pgs
Fees:13.00 Taxes:471.75
20110429-0032937

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL) NOTARY PUBLIC TENNESSEE SUMNER COUNTY

My Commission Expires OCT 21, 2013

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vance J. Argo	New Owner	
(NAME) 20A Emerald Cove	(NAME)	104-6A-104
(ADDRESS) Paris, TN 38242	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DR. JAMES ROY SMITH AND SHANDRY SMITH CARTWRIGHT, CO-EXECUTORS OF THE ESTATE OF WILLIAM HOLMES SMITH, DECEASED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VANCE J. ARGO AND WIFE, ELIZABETH D. ARGO,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 No. 1002D, on the Plan of Continental Condominiums, of record in Plat Book 5200, page 399, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to William H. Smith, unmarried by deed from Ross I. Evans. Jr., Trustee, with full power to transfer, assign, convey, mortgage, encumber or otherwise deal with said real estate without the joinder of any beneficiary, of record in Book 5874, page 86, Register's Office for Davidson County, Tennessee. The said William H. Smith having since died on November 14, 2010 and by Last Will and Testament of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 10P-1736, appointed Dr. James Roy Smith and Shandry Smith Cartwright, Co-Executors with the authority to sell said real property.

This conveyance is subject to (a) 2011 real property taxes; (b) All matters appearing on the plan of record in Plat Book 5200, page 399, 400 and 401, said Register's Office; (c) Easement of record in Book 4825, page 592, said Register's Office; and (d) Master Deed establishing a Horizontal Property Regime of Continental Condominiums, of record in Book 5862, page 589, as amended in Book 6135, page 788; Book 6435, page 549; Book 7461, page 217; Book 7475, page 137 and Instrument No. 20051024-0128399, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3415 West End Avenue, #1002D, Nashville, TN 37203

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 28th day of April, 2011.

Dr. James Roy Smith, Co-Executor

Shandry Smith Cartwright, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dr. James Roy Smith and Shandry Smith Cartwright, Co-Executors, the bargainor, 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 Nashville, Tennessee this 27th day of April, 2011.

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4. 2013