WARRANTY DEED

KAREN H. SUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2011

Notary Public:

MY COMMISSION EXPIRES: 7-3-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Anne Schwartz	NEW OWNER	Parcel ID:
3880 Priest Lake Dr.; Unit 77		136030B03200CO
Nashville, TN 37217		

FOR AND IN 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

Wilfred Todd Smith, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Anne Schwartz , unmarried

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:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 77, Building No. 26, and the garage therewith in a Horizontal Property Regime located on the plat of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Plat Book 4675, Page 131, and in Book 4675, Page 145, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Wilfred Todd Smith by deed from Jeffrey Lynn Seely and Jacqueline Ladelle Tuttle and Johanna Muriel Crowder, Heirs of the Estate of Durward William Seely, a/k/a Durwood W. Seely of record in Instrument 20050603-0063044, said Register's Office, dated May 27, 2005.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 7679, Page 173; Book 4651, Page 412; Book 4979, Page 939; Book 5189, Page 671; Book 4651, Page 420; Book 5083, Page 417; Book 8115, Page 849; Book 9089, Page 765; Book 7679, Page 173; Book 9089, Page 757; Book 9507, Page 606; Book 9927, Page 75; and Instrument 20011025-0116633, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4675, Page 131, and in Book 4675, Page 145, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3880 Priest Lake Dr.; Unit 77, Nashville, TN 37217

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 my hand this 20th day of May, 2011.

Wilfred Todd Smith

Wilfred Todd Smith

BILL GARRETT, Davidson County
Trans:T20110030840 DEEDWARR
Recvd: 05/24/11 11:43 2 pgs
Fees:13.00 Taxes:258.63
20110524-0039692

STATE OF MICHIGAN
COUNTY OF GRAND TRAVERSE

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

Witness my hand and official seal at TRAVERSE CITY, Michigan, this 19th day of May, 2011.

My Commission Expires: 7/31/13

Notary Public

