THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 2011 Notary Public MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Canaan L. Smith	Avenue Bank	MAP 117-03-H
2600 Hillsboro Pike #143	3823 Cleghorn Avenue	PARCEL 143.00CO
Nashville, TN 37212	Nashville, TN 37215	
(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, **Larry Smith and Cheryl L. Smith**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Canaan L. Smith 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:

Land in Davidson County, Tennessee, being Unit No. 143 on the Plan of The Enclave at Hillsboro Village Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended and as established by a Master Deed of record in Instrument No. 200510050119789, as amended in Instrument No. 200602100016562 and Instrument No. 200609190116052, Registers office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Larry Smith by deed from Stephanie Lawrence, unmarried of record in Instrument No. 200608070096774, Registers office for Davidson County, Tennessee, dated August 1 2006.

Cheryl Smith joins in this conveyance to convey any marital rights she may have in said property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2600 Hillsboro Pike #143, Nashville, TN 37212.**

BILL GARRETT, Davidson County
Trans:T20110045562 DEEDWARR
Recvd: 07/27/11 14:19 2 pgs
Fees:13.00 Taxes:925.00
20110727-0057554

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 _____ hand( ) this the 11th day of July, 2011.

Larry R. Smith by R. L. Moore, Atty in Fact

Larry R. Smith, BY: R. L. Moore, Attorney in Fact

Cheryl L. Smith by R. L. Moore, Atty in Fact

Cheryl L. Smith by R. L. Moore, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand and official seal this the 11th day of July, 2011.

My Commission expires _____

_____
Notary Public

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 **R. L. Moore** 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 on behalf of **Larry R. Smith and Cheryl L. Smith**, as their Attorney in Fact, as the free act and deed of the within named **Larry R. Smith and Cheryl L. Smith**.

Witness my hand and official seal this the 11th day of July, 2011.

My Commission expires May 8, 2012

Priscilla C. Urbanek

Notary Public

PRISCILLA C. URBANEK
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN