BILL GARRETT, Davidson County
Trans:T20120024172 DEEDWARR
Recvd: 04/03/12 14:03 2 pgs
Fees:13.00 Taxes:222.00
20120403-0028247

This instrument prepared by:
Mark A. Ellmore, Attorney at Law
1909 Lebanon Pike
Nashville, Tennessee 37210

Address of New Owner:
Beqir Potka
P. O. Box 148195
Nashville, TN 37214

Send tax bill to:
SAME

Map/Parcel Numbers:
095 03 0A 064.00CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John Patrick Smith, an unmarried man** (the "Grantors") has bargained and sold, and by these presents does transfer and convey unto **Beqir Potka,** (the "Grantees"), his successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described hereto and incorporated herein by reference, and all improvements, and appurtenances, hereditaments, development rights, privileges and easements belonging thereon (the "Property").

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 64 in a Horizontal Property Regime as shown in the Master Deed establishing Magnolia Square Condominiums of record in Book 6685, Page 253, and as shown on boundary plat of record in Book 5200, Page 702, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to John Patrick Smith, an unmarried man, by Warranty Deed from Sandy Craig Beasley, an unmarried woman, dated July 26, 2006, of record in Instrument No. 20060801-0093114, and re-recorded in Instrument No. 20060926-0118959, Register's Office for Davidson County, Tennessee.

Property known as **2258 Lebanon Pike, #64, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any way appertaining to Grantees, its beneficiaries, forever in fee simple.

Grantors further covenant that Grantors are the lawfully seized and possessed of said real estate, have full and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by the Grantees, Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, this conveyance has been executed on the 30th day of March, 2012.

John Patrick Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, **John Patrick 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 our hands, in Nashville, Tennessee, this 30th day of March, 2012.

Notary Public AT LARGE
My commission expires: 3-3-

MARK A. ELLMORE JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby affirm that the actual consideration for this transfer or value of property (whichever is greater) is $60,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of March, 2012.

Notary Public AT LARGE
My commission expires: 3-3-

MARK A. ELLMORE JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.