WARRANTY DEED

G-RB-12-201

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Diane R. Spitzer
Affiant

Subscribed and sworn to before me, this 17th DAY OF May, 2012.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Diane R. Spitzer	Regions Bank d/b/a Regions Mortgage	
201 Wynbrook Court (ADDRESS)	2050 Parkway Office Circle (NAME) (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	142-7-D-201.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KENNETH L. SMITH, II AND DONNA M. SMITH, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DIANE R. SPITZER, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 201, WYNBROOK CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 7285, PAGE 918, AMENDED IN BOOK 7507, PAGE 271, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO KENNETH L. SMITH, II AND DONNA M. WEBB BY WARRANTY DEED FROM SARAH JANE BROWN, UNMARRIED AND PAMELA HEARD, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, RECORDED ON THE 6TH DAY OF JULY, 2007 IN INSTRUMENT NO. 20070706-0080801, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE DONNA M. WEBB BEING ONE AND THE SAME, AND NOW KNOWN, AS DONNA M. SMITH.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN THE HOA CHARTER OF RECORD IN BOOK 7299, PAGE 920 AND MASTER DEED OF RECORD IN BOOK 7285, PAGE 920, AS AMENDED IN BOOK 7507, PAGE 271 AND INSTRUMENT NO. 20070604-0066335, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 201 Wynbrook Court, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20120037672 DEEDWARR
Recvd: 05/22/12 14:46 2 pgs
Fees:13.00 Taxes:517.63
20120522-0044433

Witness my/our hand(s) this 17th day of May, 2012.

Kenneth L. Smith, II

Donna M. Smith

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 17th day of May, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903