PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20120040269 DEEDWARR
Recvd: 06/01/12 10:51 2 pgs
Fees:13.00 Taxes:777.00
20120601-0047559

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51349
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Russell J. Overby Sara A. Smith 501 Ashlawn Court Nashville, Tennessee 37215	Guaranty Bank, F.S.B. P.O. Box 245014 Milwaukee, WI 53224

TAX MAP-PARCEL NUMBERS: 131060G50100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$210,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emily Scott Ball Reig, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Russell J. Overby and Sara A. Smith, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 501 of Burton Hills Village of Ashlawn, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, page 978, and amended in Book 6900, page 304, and as further set forth as Exhibit "B" to the Master Deed of record in Book 7076, page 696, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Emily Scott Ball, unmarried, by Warranty Deed from Louis D. Farina, Jr., and wife, Melissa S. Farina, dated December 15, 2004 and recorded on December 29, 2004, of record in Doc. No. 20041229-0153415, Register's Office for Davidson County, Tennessee. The said Emily Scott Ball is now known as Emily Scott Ball Reig.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, Page 978, amended in Book 6900, page 304, and as further set forth as Exhibit "B" to the Master Deed of record in book 7076, page 696, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 7076, page 696, Book 7308, page 859said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

Adam Reig, spouse of Emily Scott Ball Reig, joins in execution of this instrument solely to convey any marital interest he might have in the subject property.

This is improved property, known as: 501 Ashlawn Court, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of May, 2012.

Emily Scott Ball Reig
Emily Scott Ball Reig

Adam Reig

State of TENNESSEE
County of DAVIDSON

On this 30th day of May, 2012 , before me the undersigned authority, personally appeared Emily Scott Ball Reig and Adam Reig, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Sworn and subscribed before me this the 30th day of May, 2012

My Commission Expire JOEY SANDERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires November 17, 2014

Notary Public