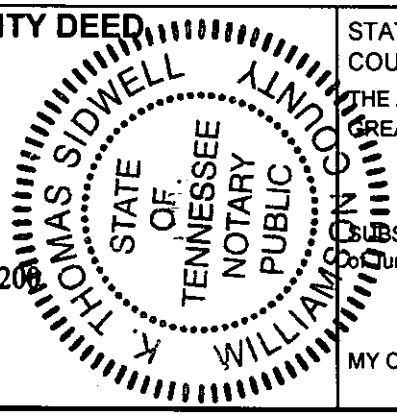
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-7885

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew C. Smith	Matthew C. Smith	131020M00200CO
(NAME)	(NAME)	
400 Village Hall Place	400 Village Hall Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120041237 DEEDWARR
Recvd: 06/05/12 10:48 2 pgs
Fees:13.00 Taxes:1554.00

20120605-0048841

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Haury & Smith Contractors, Inc., a Tennessee corporation** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Matthew C. Smith, a single man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 2126, as shown on the plan of Village Hall, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Instrument 200505100052650 and amended in Instrument 200606010064170, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being part of the same property conveyed to Haury and Smith Contractors Inc. by Deed from Ernest E. Hyne and wife, Kathryn M. Hyne, dated 12/01/2003 and filed for record on 12/02/2003 in Instrument 200312020172943, Register's Office for Davidson County, Tennessee.
Being part of the same property conveyed to Haury & Smith Contractors by Deed from Terry R. Quillen, dated 12/01/2003 and filed for record on 12/03/2003 in Instrument 200312030173879, Register's Office for Davidson County, Tennessee.
Being part of the same property conveyed to Haury & Smith Contractors Inc. by Deed from Joy Cunningham Treanor, married, dated 02/21/2004 and filed for record on 02/26/2004 in Instrument 200402260021892, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
All matters as set forth per Instrument 200410010118509, said Register's Office.
Master Deed and By-Laws filed for record in Instrument 200505100052650, said Register's Office. Said Master Deed and Bylaws were amended of record in Instrument 200606010064170, said Register's Office.

Easement of record in Book 11740, Page 614, said Register's Office.
Storm Water Detention Agreement of record in Instrument 200407200086493, said Register's Office.
Declaration of Pedestrian Public Access Easement with Covenants and Restrictions of record in Instrument 200803070023084, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ property, known as 400 Village Hall Place, Nashville, TN 37215
(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/or 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/or 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 1st day of June, 2012.

HAURY & SMITH CONTRACTORS, INC.

Randall Toney
Chief Financial Officer

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Randall Toney with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Financial Officer of Haury & Smith Contractors, Inc. and that he as such Chief Financial Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Chief Financial Officer.

WITNESS my hand and seal this 1st day of June, 2012.

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission Expires: 11/10/13

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027