Davidson County DEEDWARR Recvd: 06/14/12 16:21 4 pgs Fees:23.00 Taxes:83.25 **20120614-0052464**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $22,500.00

Carl McDaniel
Affiant

Subscribed and sworn to before me this the 12 day of June, 2012..

Notary Public

My Commission Expires: 3/4/13

R. GARRY CHAFFIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, FIRST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Carl McDaniel 110 Bellevue Rd. #29 Nashville, Tennessee 37221	SAME	142-15-0A-037.00.CO

THIS SPECIAL WARRANTY DEED is made the 12th day of June, 2012 by **ROBERT A. SMITH AND JAMES SMITH, INDIVIDUALLY, AND ROBERT A. SMITH, EXECUTOR OF THE ESTATE OF SUSAN SMITH**, hereinafter "Grantors," to **CARL MCDANIEL**, hereinafter "Grantee."

WITNESS that Grantors, for good and valuable consideration, receipt of which is hereby acknowledged, sells, grants and conveys to Grantee all the real property located in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 37 of the First Revision, Bellevue Manor Condominiums, of record in Plat Book 5200, Page 231, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Bellevue Manor Condominiums of record in Book 5520, Page 203, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Susan Smith, single person by deed from Angela K. Harper, single person of record in Book 9825, Page 471, in the Register's Office for Davidson County, Tennessee, dated October 11, 1995. Susan Smith having died September 22, 2011, devising her entire estate to her brothers, James Smith and Robert A. Smith, under The Last Will and Testament of Susan Smith as probated In the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), No. 11P-1545.

This property is also known as improved property located at:

112 Bellevue Road, Nashville, Tennessee

TO HAVE AND TO HOLD the real property with all appurtenances, hereditaments, tenements, estate, title and interest thereto belonging to Grantee, his successors, heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of the real property in fee simple, and Grantors have a good right to convey the real property; subject to the matters listed on the attached Exhibit A.

And Grantors further covenant with Grantee that Grantors, their successors and assigns, will warrant and forever defend the title to the real property to Grantee, his successors, heirs and/or assigns, as against all acts of the Grantors herein, and every person claiming by through and under Grantors, and no other.

Grantee hereunder accepts title to the real property and any improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from Grantors as to any matter whatsoever except as set forth herein, and by accepting this deed, Grantee represents and warrants that it has conducted its own due diligence with regard to the real property and matters of title related to the real property, and represents and warrants that it has not relied on any statement or action made by Grantor except as set forth herein. Without limiting the foregoing, GRANTOR DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

IN WITNESS WHEREOF, Grantor has set its hand and seal on this 12th day of June, 2012.

ROBERT A. SMITH

ROBERT A. SMITH, EXECUTOR OF THE ESTATE OF SUSAN SMITH

JAMES SMITH

BY: _____
ROBERT A. SMITH
ATTORNEY-IN-FACT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **ROBERT A. SMITH,** the within named Grantor, 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 my hand and official seal at Nashville, Tennessee, this 12th day of June, 2012.

_____
NOTARY PUBLIC

My Commission Expires: 3/4/13

R. GARRY CHAFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **ROBERT A. SMITH,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and upon oath acknowledged himself to be the **Executor of the Estate of Susan Smith**, and that as such Executor being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing as said Executor.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 2012.

NOTARY PUBLIC

My Commission Expires: 3/4/15

R. GARRY CHAFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **ROBERT A. SMITH** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **ATTORNEY-IN-FACT FOR JAMES SMITH**, and that he as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of **JAMES SMITH**, the Grantor herein, by the said Robert A. Smith, Attorney-In-Fact.

Witness my hand and official seal in Nashville, Tennessee, this 12th day of June, 2012.

Notary Public

My Commission Expires: 3/4/13

R. GARRY CHAFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

EXHIBIT "A"

1. Taxes for the year 2012 a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of the First Revision, Bellevue Manor Condominiums of record in Plat Book 5200, Page 231, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bellevue Manor Condominiums of record in Book 5520, Page 203, Register's Office for Davidson County, Tennessee.

4. By-Laws of record in Book 5520, Page 254, as amended in Instrument Number 20081217-0120696, Register's Office for Davidson County, Tennessee.

5. Rules and Regulations of record in Book 5520, Page 286, Register's Office for Davidson County, Tennessee.

6. Subject to rights of others in and to the common areas and/or elements.

CERTIFICATE OF AUTHENTICITY

I, Theresa Bradley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Theresa Bradley

Personally appeared before me, Michael Clemons, a notary public for this county and state, Theresa Bradley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission expires: _____

MICHAEL CLEMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: November 3, 2015