Name & Address of New Owner:	Send Tax Notices To:	Map & Parcel
John and Mary Ford 4215 Harding Pike, Unit No. 106 Nashville, TN 37205	New Owner	103-16B-006.00 CO

This Instrument Prepared by:
Thomas J. Haynes, Attorney 117 N. Maple Street, Murfreesboro, TN 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Mildred S. Smotherman (unmarried)**, has this day bargained and sold and by these presents to hereby transfer and convey to **John C. Ford and wife, Mary Ford**, as tenants by the entirety, their heirs and assigns, forever, that certain tract or parcel of real estate situated and located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 106 as shown on the Plat of Windsor Tower Condominium Apartments, of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .243% interest in the common elements of 4215 Harding Road Homeowners' Association, as described in Book 5313, page 338, et seq., Register's Office for Davidson County, Tennessee.
>
> BEING that same property conveyed to Mildred S. Smotherman, a single woman by deed from Joel O. Cheek and wife, Mary Sue Cheek of record in Instrument #200003070023208, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to any and all restrictions, easements, etc. that may affect said property and appearing of record in the Register's Office for Rutherford County, Tennessee.

This is improved property known as: 4215 Harding Pike, Apt. 106, Nashville, TN 37205.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

I covenant with the said grantees that I am lawfully seized and possessed of said real estate, that I have a good and lawful right to convey the same and that said real estate is unencumbered except by lien of the 2012 real property taxes, which taxes are being prorated between parties, the grantor giving unto

BILL GARRETT, Davidson County
Trans:T20120064735 DEEDWARR
Recvd: 08/29/12 11:04 2 pgs
Fees:13.00 Taxes:295.63
20120829-0077948

the grantees her proportionate share, and the grantees assuming the payment of said taxes when the same shall become due and payable.

I further covenant and bind myself, my heirs and representatives forever to warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 24th day of August, 2012.

Mildred S. Smotherman

By: _____
Charles R. Smotherman,
Attorney-in-fact

By: _____
Jeffrey L. Smotherman,
Attorney-in-fact

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Charles R. Smotherman and Jeffrey L. Smotherman, with whom I am personally acquainted and who acknowledged that they are the persons who executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained as the free act and deed of the said Mildred S. Smotherman, by virtue of Power of Attorney, duly executed by the said Mildred S. Smotherman, and appearing of record in Instrument 20120829007794 7, Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this 24th day of August, 2012.

_____
Notary Public

THOMAS J. HAYNES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 6-17-2013

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $79,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me, this the 24th day of August, 2012.

_____
Notary Public

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES

My Commission Expires: OCTOBER 20, 2013