WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

My Commission Expires January 7, 2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-FSBO-12-320

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
Charles H. Smith, Jr.	CHARLES H. SMITH, JR.	
320 Welch Road, Unit O-7	2810 McNARY LANE	
Nashville, TN 37211	NASHVILLE, TN 37204	133-15-A-93.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we AARON HATCHER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES H. SMITH, JR., 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 O-7, OF PAGODA CONDOMINIUM CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6111, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF PAGODA CONDOMINIUM OF RECORD IN PLAT OF PAGODA CONDOMINIUM SET FORTH IN EXHIBIT A-2 OF SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM PHILLIP N. HATCHER TO AARON HATCHER, UNMARRIED AS RECORDED ON THE 6TH DAY OF JUNE, 2012 IN INSTRUMENT NO. 20120606-0049119; QUITCLAIM DEED FROM LEON SHARBER, TRUSTEE TO JACKIE P. HATCHER AND PHILLIP N. HATCHER, A LIFE ESTATE AND THE REMAINDER TO AARON HATCHER AS RECORDED ON THE 29TH DAY OF JUNE, 2007 IN INSTRUMENT NO. 20070629-0078138 AND WARRANTY DEED FROM KEVIN L. BOYD, UNMARRIED TO JACKIE P. HATCHER AS RECORDED ON THE 13TH DAY OF JULY, 2000 IN INSTRUMENT NO. 200007130069395, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN 6110, PAGE 98; BOOK 6111, PAGE 22 , AS AMENDED BY INSTRUMENT(S) OF RECORD IN BOOK 9445, PAGE 492 AND BOOK 10458, PAGE 936; BOOK 6548, PAGE 125 AND BOOK 8870, PAGE 923, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 320 Welch Road Unit O-7, Nashville, Tennessee 37211
(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: T20120085337 DEEDWARR
Recvd: 11/07/12 15:46 2 pgs
Fees: 13.00 Taxes: 18.50
20121107-0103014

Witness my/our hand(s) this 31st day of October, 2012.

Aaron Hatcher

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron Hatcher, 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 31st day of October, 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