Return:

Bell Title
1616 Westgate Circle
Brentwood,TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120089556 DEEDWARR
Recvd: 11/26/12 09:38 2 pgs
Fees:13.00 Taxes:2072.00
20121126-0107958

25662

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th DAY OF November, 2012.

(Affix Seal) Notary Public

My Commission Expires:

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Duane T. Smoot and Renee P. Smoot	New Owner	Map and Parcel
1916 Overhill Drive #A		131030U001.00
Nashville, TN 37215		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID N. DYER AND WIFE, JANINA F. DYER, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto DUANE T. SMOOT AND WIFE, RENEE P. SMOOT, hereinafter called the GRANTEES, 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 A on the Master Deed establishing Lots 67 and 68 on the Plan of Geo. W. Blair's Revised Subdivision of Belmont Park Place, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101-103, et. Seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Instrument No. 20070221-0021173, Register's Office for Davidson County, Tennessee, together with an undivided interest percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to David N. Dyer and wife, Janina F. Dyer, by Warranty Deed, from Grove Park Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20070413-0044709, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2012 have been prorated between the parties as of the date of this instrument. Map/Parcel- 131030U001.00.
b. All matters appearing on the Plan of Geo. W. Blair's Revised Subdivision of Belmont Park Place of record in Plat Book 421, pages 118 and 119, Register's Office for Davidson County, Tennessee.
c. Restrictive covenants of record in Book 1944, page 227, Register's Office for Davidson County, Tennessee.

d. Master Deed of Overhill Condominiums of record in Instrument No. 20070221002117 3, Register's Office for Davidson County, Tennessee.

e. Articles of Incorporation of The Overhill Condominiums Homeowners' Association, Inc. of record in Instrument No. 200811260115656, Register's Office for Davidson County, Tennessee.

f. Articles of Amendment to the Charter of The Overhill Condominiums Homeowners' Association, Inc. of record in Instrument No. 200812050117979, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 1916 Overhill Drive #A, 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 GRANTEES, their heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness our hands this 8th day of November, 2012:

David N. Dyer

Janina F. Dyer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, David N. Dyer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of November, 2012.

Notary Public

My commission expires: 4/28/2013

LINDA FRANKS HALE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires April 28, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Janina F. Dyer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of November, 2012.

Notary Public

My commission expires: 4/28/2013

LINDA FRANKS HALE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires April 28, 2013