BILL GARRETT, Davidson County
Trans:T20120092732 DEEDWARR
Recvd: 12/05/12 09:00 2 pgs
Fees:13.00 Taxes:634.55

20121205-0111780

Return To:
1

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1720~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of November, 2012.,

Notary Public

MY COMMISSION EXPIRES: 6/15/14

(AFFIX SEAL)

CONNIE J. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathaniel Thomas Smith, Ralph Wayne Smith and Janelle Smith	SAME	82-15-A-67.00
(NAME) 2115 Yeaman Place #401	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS) , ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **The Estate of Walter J. Luther**, Norma Luther and Brad Bartels, Co-Administrators and Norma J. Luther, unmarried, Heir at law, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nathaniel Thomas Smith, an unmarried person**, and Ralph Wayne Smith and wife, Jenelle Smith, tenants in common with the Rights of Survivorship, hereinafter called the Grantees, their heirs and 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. 401 and Parking Space 166, 5th and Main Condominiums, as established under the Master Deed of record in Instrument No. 20060630-0078751, as amended in Instrument No. 20070104-0001656, Instrument No. 20070424-0048607, Instrument No. 20080411-0036927, Instrument No. 20080512-0048553, Instrument No. 20081120-0114262, Instrument No. 20110921-0073283, Instrument No. 20111129-0092827, Instrument No. 20120409-0030284, and Instrument No. 20120820-0074741, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Walter J. Luther, a single person, by Special Warranty Deed from 5th and Main, LLC, dated May 25, 2012, filed May 30, 2012, in Instrument No. 20120530-0046642, Register's Office for Davidson County, Tennessee. Walter J. Luther aka Walter J. Luther, Jr., Walter John Luther, Jr. and Walter J. Luther, Jr. died a resident of Davidson County, Tennessee on June 18th, 2012 leaving no will. Pursuant to Affidavit of Heirship's recorded simultaneously herewith at Instrument #'s 20121205-0111778, and 20121205-0111779, said Register's Office his sole surviving heir at law is Norma J. Luther. Pursuant to Order of Intestate Administration filed July 30, 2012 at Docket No 12P1167 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division Norma Luther and Brad Bartels were appointed as Co-Administrators for the Estate. Norma J. Luther, Heir at Law and Norma Luther and Brad Bartels, Co-Administrators of the Estate of Walter Johnson Luther, Jr. convey the subject property this date pursuant to Order Approving Contract for Sale of Real Property dated and filed on November 16, 2012 in the records of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No 12P1167.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2115 Yeaman Place #401, Nashville, TN 37206

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 **19th** day of **November, 2012.**

Norma J. Luther, Heir at Law

The Estate of Walter J. Luther, Jr.

Norma Luther, Co-Administrator

Brad Bartels, Co-Administrator

*and Brad Bartels, co-administrators of the estate of Walter J. Luther, & Norma J. Luther, individually, as their sole heir at Law

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Norma J. Luther**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of November, 2012 .

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires: 8/23/14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Norma Luther and Brad Bartels, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the Co0Administrators of The Estate of