WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120092956 DEEDWARR
Recvd: 12/05/12 12:32 2 pgs
Fees:13.00 Taxes:436.60
20121205-0111981

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

MORGAN CULCER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Earl F. Smith III	Earl F. Smith III	142050D00400CO
(NAME)	(NAME)	
906 Todd Preis Drive	906 Todd Preis Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Eloise M. Taylor, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Earl F. Smith III, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Unit No. A-404 along with Carport A-404-C, on the plan of Amended Plat-Buildings A, K, N, R, U, W, X Y & Z, Phase One, Section Four, of record in Plat Book 4860, Page 107-109, said Register's Office, reference to which is hereby made for a more complete description, being further established by the Master Deed of record in Book 4892, Page 440 as amended in Book 4956, Page 756 and Instruments 200501280010626 and 200506020062760, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Robert L. Taylor and wife, Eloise M. Taylor by Deed from Christina Norris, Clerk and Master, dated 04/04/1983 and filed for record on 04/07/1983 in Book 6033, Page 481, Register's Office for Davidson County, Tennessee. The said Robert L. Taylor having since died leaving Eloise M. Taylor as sole owner.

All matters as set forth per Plat Book 4860, Page 16, Plat Book 4860, Page 107, Plat Book 4860, Page 108, Plat Book 4860, Page 109, said Register's Office.
Master Deed of record in Book 4892, Page 440, said Register's Office. Said Masterdeed was amended of record in Book 4956, Page 756, in Instrument 200501280010626 and in Instrument 200506020062760, said Register's Office.
By-Laws of record in Book 4892, Page 456, said Register's Office. Said By-Laws were amended of record in Book 7850, Page 955, said Register's Office.
All matters including but not limited to an Easement of record in Book 2274, Page 547 and Book 3770, Page 6,

said Register's Office.
Grant of Gas Service Line or Fuel Line Easement of record in Book 7776, Page 934, said Register's Office.
Charter of record in Instrument 200504150042394, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 906 Todd Preis Drive, Nashville, TN 37221
(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/or 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/or 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 my hand this 19th day of November, 2012.

Eloise M Taylor
Eloise M. Taylor

State of Tennessee
County of Wilson

Personally appeared before me Eloise M. Taylor, 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 foregoing instrument for purposes therein contained.

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

Lissa Groom
Notary Public
My Commission Expires: 9.12.16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122