BILL GARRETT, Davidson County
Trans:T20130014887 DEEDWARR
Recvd: 02/22/13 09:33 2 pgs
Fees:13.00 Taxes:407.00

20130222-0017806

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is
$110,000.00

Affiant

Subscribed and sworn to before me, this 12th day of February, 2013

Notary Public

My commission expires: MY COMMISSION EXPIRES OCTOBER 20, 2013

BARBARA T. HODGE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
1535 West Northfield Blvd., Ste. 16
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Clarence W. Smith and Steven R. Cavin	**New Owner**	**116-03-0B-142.00CO**
8107 Vaden Drive	**8107 Vaden Drive**	
Brentwood, TN 37027	**Brentwood, TN 37027**	

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 ACKNOWLEDGE, WE,

Emily T. White, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clarence W. Smith, a married man and Steven R. Cavin, a married man, as to a one-half (1/2) undivided interest

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 142 as shown on the Plan of Royal Oaks Apartments, a Condominium Development of record in Plat Book 5200, Page 45, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed filed in Book 5282, Page 972; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Emily T. White by deed from Edwin F. Demos, Jr. and wife, Kimberley K. Kaster Demoss of record in Book 8016, Page 261, in the Register's Office for Davidson County, Tennessee, dated December 28, 1989, recorded January 2, 1990.

The said Emily T. White is also known as Emily Turner White.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved (X)** unimproved (____) property known as **4505 Harding Pike Apt. 142, Nashville, TN 37205.**

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 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 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 my/our hand(s) this 12th day of February, 2013.

Emily T. White a/k/a Emily Turner White
by Jonathan Wickliffe White, her Attorney in Fact

Emily T. White, a/k/a Emily Turner White
By: Jonathan Wickliffe White, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jonathan Wickliffe White** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Emily T. White, a/k/a Emily Turner White** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Emily T. White, a/k/a Emily Turner White,** and is authorized by her to execute this instrument on her behalf.

This the 12th day of February, 2013.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 20, 2013

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **130041BHA**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
1535 WEST NORTHFIELD BLVD. SUITE 16
MURFREESBORO, TN 37129