File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130038142 DEEDWARR
Recvd: 05/07/13 14:31 2 pgs
Fees:13.00 Taxes:1054.50
20130507-0046095

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52396
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kevin M. Smith Jeom O. Lee 4040 Woodlawn Drive Unit 22 Nashville, Tennessee 37205	Farmington Financial Group 2002 Richard Jones Road Ste 300A Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 103160H01000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$285,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Hunter Oldacre, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin M. Smith and spouse, Jeom O. Lee** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 22 of Stanford Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 10018, page 140, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to William Hunter Oldacre, unmarried by Warranty Deed from Charles D. Biter, unmarried, dated November 1, 2007 and recorded on November 6, 2007 of record in Doc. No. 20071106-0131121, Register's Office for Davidson County, Tennessee.

Mary Oldacre, spouse of William Hunter Oldacre, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record as shown as Exhibit "B" to the Master Deed in Book 10018, page 140, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 10018, page 140, Book 10058, page 623, Doc. No. 20111107-0086922, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 4040 Woodlawn Drive, Unit 22, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of May, 2013.

William Hunter Oldacre

Mary Oldacre

State of TENNESSEE
County of DAVIDSON

On this 6th day of May, 2013 , before me the undersigned authority, personally appeared William Hunter Oldacre and Mary Oldacre, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

Sworn and subscribed before me this the 6th day of May, 2013

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

Notary Public