BILL GARRETT, Davidson County
Trans:T20130040009 DEEDWARR
Recvd: 05/14/13 10:04 2 pgs
Fees:13.00 Taxes:784.40

20130514-0048349

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/10/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-RP-13-3000-401

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Southeastern Equity, LLC (NAME)	**Southeastern Equity, LLC** (NAME)	
3000 Vanderbilt Place, #401 (ADDRESS)	**3000 Vanderbilt Place, #401** (ADDRESS)	**104-02-4B-401.00-CO**
Nashville, TN 37212 (CITY) (STATE) (ZIP)	**Nashville, TN 37212** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **TONY LYNN SMITH, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SOUTHEASTERN EQUITY, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 401, PARKING SPACES 35 AND 248 OF BRISTOL WEST END, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING BRISTOL WEST END, A CONDOMINIUM DEVELOPMENT OF RECORD IN INSTRUMENT NUMBER 20070503-0053313, AMENDED AT INSTRUMENT NOS. 20070629-0077729 AND INSTRUMENT NO. 20081016-0104201, 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; 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 TONY LYNN SMITH, UNMARRIED BY QUITCLAIM DEED FROM TOMMY C. MILLER, UNMARRIED OF RECORD AT INSTRUMENT NO. 20130423-0040387, RECORDED APRIL 23, 2013, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO TONY LYNN SMITH, UNMARRIED AND TOMMY C. MILLER, UNMARRIED, AS TENANTS IN COMMON BY QUITCLAIM DEED FROM TONY LYNN SMITH, UNMARRIED OF RECORD AT INSTRUMENT NO. 20120827-0077086, DATED AUGUST 24, 2012 AND RECORDED ON AUGUST 27, 2012, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO TONY LYNN SMITH, UNMARRIED BY WARRANTY DEED FROM TOMMY C. MILLER, UNMARRIED OF RECORD AT INSTRUMENT NO. 20101208-0097707, DATED DECEMBER 03, 2010 AND RECORDED ON DECEMBER 08, 2010, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20070503-0053313, AS AMENDED BY INSTRUMENT NO. 20070629-0077729, INSTRUMENT NO. 20081016-0104201 AND INSTRUMENT NO. 20101130-0095113; INSTRUMENT NUMBER 20060801-0093560; INSTRUMENT NUMBER 20050105-0001970; INSTRUMENT NUMBER 20040615-0070569; INSTRUMENT NUMBER 20060320-0031877, RE-RECORDED AT INSTRUMENT NO. 20060405-0039176; INSTRUMENT NUMBER 20050603-0062976; SAID REGISTER'S OFFICE; C) TWENTY FOOT (20') SANITARY SEWER EASEMENT ALONG THE EASTERLY LOT LINE OF LOT 20 AND THE WESTERLY LOT LINES OF LOTS 4, 5, 6 AND 7, AS SHOWN ON THE ALTA/ACSM SURVEY DATED AUGUST 3, 2004, LAST REVISED MAY 09, 2005, BY ROBERT M. SEARSON, TENN. R.L.S. NO. 1666; AND SUBJECT TO URBAN ZONING OVERLAY OF RECORD AS METRO ORDINANCE NO. BL2000-364, MADE APPLICABLE BY ORDINANCE NO. BL-2000-476, OF RECORD IN THE METROPOLITAN CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND D) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as **3000 Vanderbilt Place, #401 Nashville, Tennessee 37212**
(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 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 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 8th day of May, 2013.

Tony Lynn Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tony Lynn Smith, the within named bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of May, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212