145,000.00

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **26th** day of **June, 2013**

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20130054841 DEEDWARR
Recvd: 06/28/13 09:03 2 pgs
Fees:13.00 Taxes:536.50
20130628-0066485

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert Eric Springer | SWBC Mortgage Corporation | 181-02-0A-127.00 |
| (NAME) | (NAME) | |
| 8441 Callabee Way, Unit H-1 | 117 Seaboard Lane Suite F-205 | |
| (ADDRESS) | (ADDRESS) | |
| Cane Ridge, TN 37013 | Franklin, TN, 37067 | |
| (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, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Melynda B. Smith, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Robert Eric Springer, unmarried**, hereinafter called the Grantee, his 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. H-1 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; Said unit being shown as part of Exhibits E1, E2 and E3 of said Master Deed.

Being the same property conveyed to Melynda B. Smith, a single person by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company dated July 20, 2007 of record in Instrument No. 20070724-0087842, Register's Office of Davidson County, Tennessee.

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 X property, known as 8441 Callabee Way, Unit H-1, Cane Ridge, TN 37013

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

and supplemented in First Supplement in Instrument 20070801-0091466 and Instrument Number 20080808-0081967

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 **26th** day of **June, 2013**

Melynda B. Smith by Diane Crawford Attorney In Fact

Melynda B. Smith by Diane Crawford Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Melynda B. Smith, as her Attorney In Fact, under Power of Attorney bearing Instrument No. 20130628-0066484, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Melynda B. Smith, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 26th day of June, 2013.

Laurie M. Harris
Notary Public

LAURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires:

12-10-16