RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288 - 15602

BILL GARRETT, Davidson County
Trans:T20130057734 DEEDWARR
Recvd: 07/08/13 10:00 2 pgs
Fees:13.00 Taxes:721.50

20130708-0070143

WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File #

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$195,000.00**

Affiant

Subscribed and sworn to before me, this the 3 day of July, 2013.

Notary Public

My commission expires: (AFFIX SEAL) June 14, 2015

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ron D. Smith	New owner	104040E40800CO
1101 18th Avenue South #408		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John C. Rodrigues and Geeta J. Rodrigues, husband and wife

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

Ron D. Smith and Traci L. Smith, husband and wife, and Alex B. Smith, unmarried, with joint rights of survivorship

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:

Land in Davidson County, Tennessee, being a certain condominium Unit No. 408, together with parking space number 15, of 1101 Eighteenth Avenue, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act, as the same set out in Section 66-27-101, Et Seq. of the Tennessee Code Annotated, under the Master Deed establishing 1101 Eighteenth Avenue of record as Instrument No. 20060807-0096688, and re-recorded as Instrument No. 20060817-0101760, and amended of record as Instrument No. 20090624-0058837, 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 tereof; said unit being depicted on Exhibit "E" to said master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Master Deed.

BEING the same property conveyed to Geeta J. Rodrigues, a married woman, by Deed from Martin H. Heflin, Managing Member of 1101 Eighteenth Partners LLC, a Tennessee limited liability company, dated October 30, 2007 of record in Instrument No. 200711160134432, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed and By-Laws, of record in Instrument No. 20060807-0096688, and re-recorded as Instrument No. 20060817-0101760, and amended of record as Instrument No. 20090624-0058837, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X__) Unimproved (___) property, known as **1101 18th Avenue South #408, Nashville, TN 37212**

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 2nd day of **July, 2013.**

John C Rodrigues

John C. Rodrigues

Geeta J Rodrigues

Geeta J. Rodrigues

STATE OF Indiana)
COUNTY OF Vanderburgh)

Personally appeared before me, a Notary Public of said County and State, **John C. Rodrigues and Geeta J. Rodrigues**, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Evansville, Indiana, this 2 day of **July, 2013.**

Michelle Ann Koester

Notary Public

My Commission Expires: 1-19-16

MICHELLE ANN KOESTER
Resident of Vanderburgh County, IN
Commission Expires: January 19, 2016