(2) Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20130074086 DEEDWARR
Recvd: 08/27/13 13:39 2 pgs
Fees:13.00 Taxes:906.50
20130827-0090377

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is **$245,000.00**. Affiant Subscribed and sworn to before me, this 23rd day of August, 2013. Notary Public My commission expires: MY COMMISSION EXPIRES OCTOBER 2[illegible] 13

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Merritt E. Goodman and Mary Goodman	**New Owner**	**Map\Parcel: 116-03-0B-142.00-CO**
4505 Harding Pike, Apt. 142		
Nashville, TN 37215		

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,

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

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

Merritt E. Goodman, a single woman and Mary Goodman, a married woman as tenants in common with right 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:

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 Clarence W. Smith, a married man and Steven R. Cavin, a married man, as to a one-half (1/2) undivided interest by Warranty Deed from Emily T. White, unmarried of record at Instrument No. 20130222-0017806, Register's Office for Davidson County, Tennessee, dated February 12, 2013 and recorded on February 22, 2013.

This is investment property for Clarence W. Smith and Steven R. Cavin and spouses of the same have never had a marital interest in subject property.

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

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 23rd day of August, 2013.

Clarence W. Smith by Steven R. Cavin, His Attorney-In-Fact

Steven R. Cavin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Steven R. Cavin** 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 **Clarence W. Smith** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Clarence W. Smith,** and is authorized by him to execute this instrument on his behalf.

This the 23rd day of August, 2013.

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 20, 2013

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Steven R. Cavin the within named grantors, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of August, 2013.

MY COMMISSION EXPIRES

Notary Public

My Commission Expires: OCTOBER 20, 2013

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: **130251AW**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027