File Box 8

RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20130076020 DEEDWARR Recvd: 09/03/13 14:31 2 pgs Fees:13.00 Taxes:910.20 20130903-0092661

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00011179

MAP - PARCEL NO: 128-12-A-122.00

Send Tax Statements To:
First Int. Bank & Trust
1600 South Broadway
Minot, ND 58701

Name/Address New Owner:
Chelsey A. Flick
320 Old Hickory Blvd. #2701
Nashville, TN 37221

Name of Mortgagee:
First Int. Bank & Trust
1600 South Broadway
Minot, ND 58701

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ROBERT DALE SMITH, married,** have bargained and sold and by these presents do transfer and convey unto **CHELSEY ANN FLICK, AND DAVID ROGER FLICK,** as joint tenants with rights of survivorship, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Unit No. 122, Building No. 27, on the Plan of Section 7, Phase 1B, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and established by a Master Deed and By-Laws of record in Instrument No. 20011011-0110875 as Supplemented and Amended by Supplement and Amendment No. 21 to the Master Deed, of record in Instrument 20030108-0003694, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Robert Dale Smith, an unmarried man, by deed from Deborah Rash, an unmarried woman, of record in Instrument No. 20110228-0015835, Register's Office for Davidson County, Tennessee.

This is improved property known as 320 Old Hickory Blvd. Apt. 2701, Nashville, TN 37221.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2013 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters as shown on the plan recorded as Exhibit to the Master Deed Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 21 to the Master Deed, of record in Instrument No. 20030108-0003694, Register's Office for Davidson County, Tennessee.
3. All matters as shown on the plan of record in Instrument No. 20030106-0001894, Register's Office for Davidson County, Tennessee.

4. All matters as shown on the plan of record in Book 7900, pages 896-898, Register's Office for Davidson County, Tennessee.

5. This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to 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 building thereon; and also including, without limitations all conditions, covenants, restrictions and options, burdens, assessments and other undertaking contained in the Master Deed of record in Instrument No. 20011011-0110875, amended by Supplement and Amendment No. 21 in Instrument No. 20030108-0003694; Instrument No. 20020524-0063780, and as corrected by Instrument No. 20051129-0143344, Register's Office for Davidson County, Tennessee.

6. Charter for Homeowners Association of record in Instrument No. 20010112-0003836, amended in Instrument No. 20010112-0003839, Register's Office for Davidson County, Tennessee.

7. Easement for drainage in Book 7861, page 559 and Book 8083, page 534, Register's Office for Davidson County, Tennessee.

8. Stormwater detention agreement in Instrument No. 20001103-0109348, Register's Office for Davidson County, Tennessee.

9. Rights of others in and to the common areas and/or elements.

10. Lien for special assessment as contained in the Master Deed and By-Laws.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

LAUREN WEST SMITH, wife of **ROBERT DALE SMITH,** joins in the execution of this instrument to convey all her right, title and interest she may have in the subject property by virtue of her marriage to **ROBERT DALE SMITH.**

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 30 day of August, 2013.

Robert Dale Smith
ROBERT DALE SMITH

Lauren West Smith
LAUREN WEST SMITH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROBERT DALE SMITH AND LAUREN WEST SMITH**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 30 day of August, 2013.

My Commission Expires:
3-1-2015

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$246,000.00**.

Affiant

SWORN TO and subscribed before me on this 30 day of August, 2013.

My Commission Expires:

Notary Public

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SWS Vision Form SDD03TN Rev. 01/06/03

MY COMMISSION EXPIRES:
March 3, 2015