BILL GARRETT, Davidson County
Trans:T20130086250 DEEDWARR
Recvd: 10/04/13 15:27 3 pgs
Fees:18.00 Taxes:551.30

20131004-0104778

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of September, 2013 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

KAREN L. TRUSLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-20

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joanne C. Walker	~~CASH~~	103-15-0B-175.00-CO
(NAME)	(NAME)	
4487 Post Place, Apt. 175	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	←	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, Lucinda E. Smith, Executrix for the **Estate of Lucille G. Smith**, and Lucinda Ellen Smith and Denise Smith Brewer and Edwin Eugene Smith, III hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joanne C. Walker, unmarried**, 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, TN being described as:

Being Unit No. 175 of Lion's Head Condominium, a Condominium or horizontal property regime established by Master Deed of record in Book 5340, page 70, as corrected in Book 5342, page 683, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, page 82, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as ser forth in the said Master Deed (and By-Laws which are an exhibit thereto), including without limitation such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed and Plan.

Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said Plan, Master Deed and By-Laws, all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

BEING the same conveyed to Lucille G. Smith by Warranty Deed of Marvin J. Rosenblum dated December 15, 1998, and recorded in Book 11254, page 940, Register' Office of Davidson County, Tennessee. Lucille G. Smith is now deceased having died testate on the 12th day of May, 2013. By the terms of her Last Will and Testament filed in Docket #13P-1052, said property was devised to Lucinda Ellen Smith, Edwin Eugene Smith, III and Denise Smith Brewer, in equal shares.

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 ☒ property, known as 4487 Post Place, Apt. 175, Nashville, TN 37208

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 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 **30th** day of **September, 2013**

Denise Smith Brewer by Lucinda E. Smith, Attorney in Fact — Lucinda E. Smith, Executrix

Denise Smith Brewer by Lucinda E. Smith, Attorney in Fact

Lucinda E. Smith, Executrix of the Estate of Lucille G. Smith

Edwin Eugene Smith III by Lucinda Ellen Smith, Attorney in Fact — Lucinda Ellen Smith

Edwin Eugene Smith, III by Lucinda Ellen Smith, Attorney in Fact

Lucinda Ellen Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, Lucinda E. Smith, Executrix of the **Estate of Lucille G. Smith**, and individually as Heir, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **September, 2013**

KAREN TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2016

Notary Public

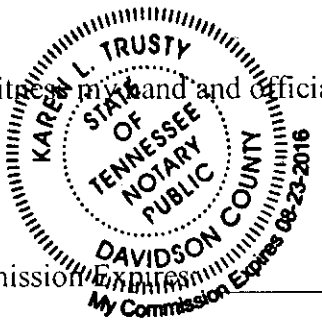
My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Lucinda E. Smith, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Denise Smith Brewer, and who acknowledged that she executed the same as the free act and deed of the said Denise Smith Brewer, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 20130040104776 said Register's Office.

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

Witness my hand and official seal this 30th day of October, 2013.



NOTARY

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Lucinda Ellen. Smith, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Edwin Eugene Smith, III, and who acknowledged that she executed the same as the free act and deed of the said Edwin Eugene Smith, III, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # _____, said Register's Office.

Witness my hand and official seal this 30th day of October, 2013.

NOTARY

My Commission Expires: _____

