BOX 10-A

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130092039 DEEDWARR
Recvd: 10/28/13 09:16 2 pgs
Fees: 13.00 Taxes: 1404.15
20131028-0111645

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$379,500.00.**

Heidi Theresa Smith
Affiant

Subscribed and sworn to before me this 25 day of Oct, 2013

Notary Public
My Commission expires: _____
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Heidi Theresa Smith | Franklin Synergy Bank | 104-01-0F-036.00CO |
| 305 Sylvan Park Lane | 722 Columbia Ave. | |
| Nashville, TN 37209 | Franklin, TN 37064 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Emily Biednenharn (n/k/a Emily B. Fenske) and husband Gregory Fenske**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Heidi Theresa Smith, a single woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Unit 36, West End Station Condominiums, as established under Master Deed of record in Instrument Number 20070712-0083315, amended in Instrument Numbers 20071220-0146057, 20080919-0095641 and 20081029-0108160, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.**

**Being the same property conveyed to Emily Biedenhard (n/k/a Emily B. Fenske), by deed from West End Station, LLC, a Tennessee limited liability company, on July 29, 2009, of record in Instrument Number 20090806-0074054, Register's Office for Davidson County, Tennessee.**

***Gregory Fenske joins in this conveyance to convey any and all marital interest he may have in and to said property.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 20071220-0146057, amended in Instrument Number 20071220-0146057, 20080919-0095641, and 20081029-0108160, page , Register's Office Davidson County, Tennessee.
- Master Deed, Covenants, conditions, and restrictions as set forth in instrument recorded in Book 421, page 109; Book 1851, page 222; Book 5594, page 379; and in Instrument Numbers20070711-0082529, 20071210-0142159, 20080805-0080550, 20070712-0083315, 20071220-0146057, 20070425-0049073, 20080421-0040206, 20080505-0046041, 20070425-0049064, 20080505-0045999, and 20070606-0067812, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in INstrument Number 20080805-0080550, Register's Office for Davidson County, Tennessee.

This is improved property known as: **305 Sylvan Park Lane, Nashville, TN 37209**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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 October 25, 2013.

**Emily B. Fenske**

**Gregory Fenske**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Emily B. Fenske and Gregory Fenske** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 25, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY