DO NOT PUBLISH

BILL GARRETT, Davidson County
Trans:T20130096871 DEEDWARR
Recvd: 11/13/13 15:25 2 pgs
Fees:13.00 Taxes:1683.50
20131113-0117497

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Mary Frances Birthright
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November 2013

Sandra Bice
NOTARY PUBLIC

My Commission Expires: 06-21-16

STATE OF TENNESSEE NOTARY PUBLIC CALHOUN COUNTY, TENN

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Mary Frances Birthright P.O. Box 1027 Goodlettsville, TN 37070-1027	Mary Frances Birthright P.O. Box 1027 Goodlettsville, TN 37070-1027	131-05-0C-505.00 CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

RANDALL L. SMITH, UNMARRIED AND LINDA L. RAICES, UNMARRIED

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MARY FRANCES BIRTHRIGHT

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 505 of the Hillsborough Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for the Hillsborough Condominiums, of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6822, page 747, said Register's Office, 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 Plan of Hillsborough Condominiums, of record in Book 6250, page 699, and unites shown on Master Deed of record aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to RANDALL L. SMITH, UNMARRIED AND LINDA L. RAICES, by deed from CHARLES G. SEIVERS AND WIFE, BETTYE K. SEIVERS, of record as Instrument No. 20050119-0006455, dated January 14, 2005, said Register's Office.

This improved property is known as 505 Almonte Court, Nashville, TN 37215.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 12 day of November, 2013.

Randall L. Smith

Linda L. Raices

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Randall L.Smith and Linda L. Raices, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12 day of November, 2013.

Notary Public

My commission expires: 06-21-16

SANDRA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.