WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-6-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clifford B. Anderson	SUNTRUST MORTGAGE, INC.	10412031200CO
(NAME)	(NAME)	
2110 Acklen Avenue, #103	901 SEMMES AVE.	Davidson County DEEDWARR Recvd: 02/21/14 10:09 3 pgs Fees:18.00 Taxes:1258.00 **20140221-0014903**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	RICHMOND, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **SMB 103, LLC , a Florida Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Clifford B. Anderson and Rosanna P. Anderson , husband and wife,** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 103, as shown on the Villages at Acklen, 5th Amendment, a Horizontal Property Regime, filed as Exhibit B-2 to an established by the Master Deed of record in Instrument No. 200512210152869, as amended in Instrument Nos. 200601120004705, 200611080139002, 200611150141802, 200612270158825 and 200706210074025, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the right and obligation of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to SMB 103, LLC, a Florida limited liability company by Warranty Deed dated 07/12/2007 from Alliance Development, LLC of record in Instrument 200707190085839, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Master Deed and By-Laws filed for record in Instrument 200512210152869, said Register's Office.
Said Master Deed and Bylaws were amended of record in Instrument 200601120004705, said Register's Office.
Said Master Deed and Bylaws were amended of record in Instrument 200611080139002, said Register's Office.
Said Master Deed and Bylaws were amended of record in Instrument 200611150141802, said Register's Office.
Said Master Deed and Bylaws were amended of record in Instrument 200612270158825, said Register's Office.
Said Master Deed and Bylaws were amended of record in Instrument 200706210074025, said Register's Office.
Unpaid condominium assessments, if any, are a lien pursuant to TCA 66-27-415.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2110 Acklen Avenue, #103, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 12th day of February 2014

SMB 103, LLC

Alison W. Miller
Authorized Agent

State of Florida
County of MIAMI-DADE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alison W. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Authorized Agent of SMB 103, LLC, a limited liability company, and that she is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 12th day of February, 2014.

Notary Public
My Commission Expires:

MARITZA VILLAR
MY COMMISSION # EE 139077
EXPIRES: December 10, 2015
Bonded Thru Notary Public Underwriters

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).