BILL GARRETT, Davidson County
Trans:T20140014850 DEEDWARR
Recvd: 03/04/14 15:05 2 pgs
Fees:13.00 Taxes:758.50

20140304-0018235

WARRANTY DEED

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

MST 2014-0095

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 20 14

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert Smith, Jr. unmarried	Albert Smith Jr	
(NAME)	(NAME)	
4811 Bevendean Drive	4811 Bevendean Dr	161-09-A-030.00
(ADDRESS)	(ADDRESS)	
Nashville, TN37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Brooke Stoll Zuliani married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Albert Smith, Jr. 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, Tennessee, being Townhome Unit No. 4811, a/k/a Lot 40, as set forth in the Master Deed Establishing Brighton Village, Phase 3, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582 as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee, said Unit also being shown as part of Exhibits "E" and "A" to said Master Deed, as amended.

Being the same property conveyed to Brooke Stoll, an unmarried woman by Warranty Deed from of Regent Homes, LLC, a Tennessee Limited Liability Company of record at Instrument No. 20100401-0024579, Register's Office for Davidson County, Tennessee, dated March 31, 2010 and recorded on April 01, 2010.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. Taxes for the year 2014 a lien, not yet due and payable. All matters shown on Exhibit "A" to the First Amendment to Master Deed establishing Brighton Village, of record in Instrument No. 20080808-0081965, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080117-0005582, as amended in Instrument No. 20080808-0081965 and corrected in Instrument No. 20110520-0038914, Register's

Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons Agreements regarding sewage soil absorption system of record in Book 7230, Pages 136 and 137, Register's Office for Davidson County, Tennessee. Easement for sanitary sewers and/or storm drainage of record in Book 7520, Page 908, Register's Office for Davidson County, Tennessee. Driveway easement as disclosed by instruments of record in Book 7233, Page 438 and Book 7416, Page 47, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20061027-0133549, Register's Office for Davidson County, Tennessee. Easement for sanitary sewer and/or storm drainage, water mains, pumps and appurtenance of record in Instrument No. 20061027-0133575, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20071121-0136366, Register's Office for Davidson County, Tennessee. Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenance of record in Instrument No. 20071121-0136402, Register's Office for Davidson County, Tennessee.

This property, known as 4811 Bevendean Drive, Nashville, TN 37211

(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 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, 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 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 my/our hand(s) this 27th DAY OF Feb, 2014.

Brooke Stoll Zuliani

Sonny Zuliani joins in this conveyance to convey any and all marital interest he may have in the subject property.

Sonny Zuliani

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brooke Stoll Zuliani and Sonny Zuliani, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of February 2014.

Notary Public

My Commission Expires: 9/5/14
(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016