# WARRANTY DEED

RETURN TO:
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-20311

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**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 |
|---|---|---|
| Balie C. Gross III | Balie C. Gross III | 128-13-0-A 326.00CO |
| (NAME) | (NAME) | BILL GARRETT, Davidson County |
| 326 Westfield Drive | 326 Westfield Drive | Trans:T20140029462 DEEDWARR |
| (ADDRESS) | (ADDRESS) | Recvd: 04/30/14 12:25 2 pgs |
| Nashville, TN 37221 | Nashville, TN 37221 | Fees:13.00 Taxes:436.60 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 20140430-0036278 |

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, we, **John P. Smeathers and Panayiota Smeathers, husband and wife** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Balie C. Gross III and Ellen J. Gross, 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:

Located in Davidson County, Tennessee, being Unit No. 326, on the plan of The Westfield Condominiums, filed as Exhibit to and established by Master Deed of record in 6678, Page 771, as amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256, Register's Office, Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to John P. Smeathers, unmarried by Warranty Deed dated 04/22/2010 from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument 201006080044402, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to John P. Smeathers and Panayiota Agamemnonos, as tenants in common with rights of survivorship by Quit Claim Deed dated 06/07/2010 from John P. Smeathers of record in Instrument 201006220048528, Register's Office for Davidson County, Tennessee. Panayiota Agamemnonos NKA Panayiota Smeathers

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plan Book 6250, Page 748, said Register's Office.
Master Deed of record in Book 6678, Page 771, said Register's Office. Said Master Deed was amended of record in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256, said Register's Office.
Easement, Right, and Right of Way of record in Book 4851, Page 918, said Register's Office.
Grant of Easement for Sewer Line of record in Book 6551, Page 981, said Register's Office.
All matters including but not limited to Easements of record in Book 6551, Page 988, said Register's Office.
Agreement for Dedication of Public Utilities Easement of record in Book 7803, Page 694, said Register's Office.

Charter of Owners Association of record in Book 6746, Page 677, said Register's Office.
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 326 Westfield Drive, Nashville, TN 37221
(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 our hands this 24th day of April, 2014.

John P. Smeathers

Panayiota Smeathers

State of Tennessee
County of Williamson

Personally appeared before me John P. Smeathers and Panayiota Smeathers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of April, 2014.

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 8/29/17

**RETURN TO:**
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**5107 Maryland Way**
**Brentwood, TN 37027**