Davidson County DEEDWARR
Recvd: 05/01/14 14:29 3 pgs
Fees:18.00 Taxes:506.90
20140501-0036933

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 40345

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY SEVEN THOUSAND and 00/100 ($137,000.00) DOLLARS, cash in hand paid by SEAD DZELIL and wife, SAKIBA DZELIL, receipt of which is hereby acknowledged, we, JACKIE W. SMITH and wife, VICKI L. SMITH, have bargained and sold, and by these presents transfer and convey unto the said SEAD DZELIL and wife, SAKIBA DZELIL, their heirs and assigns, a certain tract or parcel of land as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 104 of the Belle Glen Phase II 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 Belle Glen II Condominiums, of record at Instrument No. 20001211-0121937; and as first amended as Instrument No. 20010123-0006937, in the Register's Office of Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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 Belle Glen Phase II Condominiums as shown on Exhibit Map to the Master Deed at Instrument No. 20001211-0121937, in the Register's Office of Davidson County, Tennessee, for a more complete identification and description of such Unit.

Also conveyed herewith are all rights as conveyed in Master Deed of record in Instrument No. 20001211-0121937, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jackie W. Smith and wife, Vicki L. Smith, by deed from Lola Anne Johnson, unmarried, dated November 22, 2010 and of record at Instrument Number 20101124-0094325, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all terms and conditions, restrictions, easements and assessments as set forth in Master Deed of record in Instrument No. 20001211-0121937; and in First Amendment of record in Instrument No. 20010123-0006937, both in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Assessment for Common Expenses as set forth in Master Deed of record in Instrument No. 20001211-0121937, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said SEAD DZELIL and wife, SAKIBA DZELIL, their heirs and assigns, forever. And we do covenant with the said SEAD DZELIL and wife, SAKIBA DZELIL, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2014 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said SEAD DZELIL and wife, SAKIBA DZELIL, their heirs and assigns, against the lawful claims of all persons whomsoever.

JACKIE W. SMITH executes this instrument on behalf of VICKI L. SMITH pursuant to Specific Power of Attorney dated April 29th, 2014, and recorded simultaneously herewith, in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND, on this 30th day of April, 2014.

JACKIE W. SMITH

VICKI L. SMITH

BY: JACKIE W. SMITH, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, JACKIE W. SMITH, individually and as Attorney in Fact for VICKI L. SMITH, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed and as the free act and deed of VICKI L. SMITH as her Attorney in Fact for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 30th day of April, 2014.

JORDAN B. OSBORN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Comm. Expires Jan. 25, 2017

NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $137,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Sworn to and subscribed to before me this 30th day of April, 2014.

NOTARY PUBLIC

My Commission Expires: 5-23-16

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Tax Map 142 07 OG 104.00

ADDRESS OF NEW OWNERS:
Mr. and Mrs. SEAD DZELIL
7241 Highway 70 South, Unit 104
Nashville, TN 37221

SEND TAX BILLS TO:
SWBC Mortgage Corporation
9311 San Pedro Avenue #100
San Antonio, TX 78216

True Copy Certification

I, Philip Ellis, do hereby make oath that I am a licensed 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 Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-21-15

Notary' Seal (if on paper)

LORI HOLLOWAY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY