Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140030168 DEEDWARR
Recvd: 05/02/14 10:02 2 pgs
Fees:13.00 Taxes:253.45
20140502-0037198

06-1404-75592

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $68,500.00

Affiant

Subscribed and sworn to before me, this 28 day of April, 2014.

Notary Public
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC

[redacted]

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Barbara Von Haberstroh<br>6953 Highland Park Drive<br>Nashville TN 37205 | New Owner | 136100B05400CO |

[redacted]

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LaTresa Orndoff, now Smith, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Barbara Von Haberstroh**, hereinafter called the Grantees, their successors 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 Unit No. 36, on the Plan of Condominium Site Plan, Lots 21-40, Section Five, Priest Lake Forest, as established by the Master Deed of record in Book 5931, Page 645; Supplemental Master Deed of record in Book 6145, Page 435, as amended in Book 6199, Page 270, and further amended in Instrument No. 20090602-0050792, and as shown on the plan of record in Book 5200, Page 626, as amended in Book 5200, Page 627, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to LaTresa Orndoff, unmarried by deed from Denis Pavlichenko and wife, Svetlana Pavlichenko, dated September 25, 2006, recorded October 13, 2006, of record in Instrument No. 20061013-0127247, Register's Office for Davidson County, Tennessee. LaTresa Orndoff has since married and is now known as LaTresa Smith.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Randy Smith, spouse of LeTresa Orndoff, now Smith, hereby joins in the execution of this instrument for the purpose of conveying any marital interests he may have in subject property.

This property is improved property known as 3550 Seneca Forest Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25th day of April, 2014.

LaTresa Orndoff Smith

Randy Smith

STATE OF TENNESSEE, COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, LaTresa Orndoff Smith and Randy Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 25th day of April, 2014.

Notary Public

My Commission expires 9.12.17

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066