File BOX 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140048630 DEEDWARR
Recvd: 07/08/14 13:41 2 pgs
Fees:13.00 Taxes:2135.46

20140708-0060070

G-VRES-14-829A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $577,150.00.

Affiant

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 2017

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Robertson Nash	**FARMINGTON MORTGAGE**	
(NAME)	(NAME)	
829A Clayton Avenue	**2002 RICHARD JONES RD., STE 300A**	**118-06-0B-001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**NASHVILLE, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SCOTT SMIEJA AND LEILANI MASON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES ROBERTSON NASH AND MARCELLA L. NASH, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. A of Lot 2 of Clayton Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Clayton Condominiums of record in Instrument Number 20060630-0078744 amending Instrument No. 20050906-0106512, Register's Office for said County; and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Condominium Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage.

Being the same property conveyed to Scott Smieja and spouse, Leilani J. Smieja by deed from Melissa A. Adams and Kerry M. McMartney of record in Instrument No. 20091210-0112890 Register's Office for Davidson County, Tennessee, dated December 4, 2009 and recorded on December 10, 2009. Leilani J. Smieja is now known as Leilani Mason.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown in the Condominium Exhibit in the Master Deed of Clayton Condominiums, of record in Instrument No. 20060630-0078744 amending Instrument No.20050906-0106512, Register's Office for Davidson County, Tennessee:
- Subject to all matters shown on the Plan of record in Book 843, Pages 96 and 97, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Clayton Condominiums of record in Instrument Number 20060630-0078744 shown in Condominium Exhibit and amending Plan in Instrument No. 20050906-0106512, Register's Office for Davidson County, Tennessee.
- By-Laws of Clayton Condominiums appended to the Master Deed of record in Instrument No. 20060630-0078744, Register's Office for Davidson County, Tennessee.
- Charter of Clayton Condominium Home Owners Association, Inc. appended to the Master Deed of record in Instrument No. 20060630-0078744, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3920, page 891, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **829A Clayton Avenue, Nashville, Tennessee 37204**.

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 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 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 the 7th DAY OF JULY, 2014.

Scott Smieja

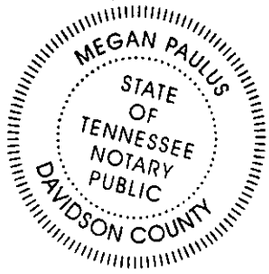
Leilani Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 7th of July, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 7th of July, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

