21 · GSRM Box44

WARRANTY DEED

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $298,000.00

Affiant

Subscribed and sworn to me on July 22, 2014

NOTARY PUBLIC

My Commission Expires: 9/22/2015

BILL GARRETT, Davidson County
Trans: T20140053295 DEEDWARR
Recvd: 07/23/14 14:05 3 pgs
Fees: 18.00 Taxes: 1102.60
20140723-0065520

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kara Diane Smith 1010 16th Ave. South, Unit #304 Nashville, TN 37212	Cornerstone Home Lending, Inc. 1177 W. Loop South Suite 200 Houston, TX 77027	105-1-B-304 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Piper M. Lawson, married** and Leo T. Vera, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Kara Diane Smith, a single woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 304, as shown on the plan of Ten Ten on the Row, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Instrument 200710230125441 and amended in Instrument No. 200902240015964, 20090507041965 and 200909290090277, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in teh common areas/elements appurtenant to said Unit as set forth in Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners. Parking Space No. 17 is assigned as a Limited Common Element for the exclusive use by the owner of Unit No. 304.

Being the same property conveyed to Piper M. Lawson, unmarried and Leo T. Vera, unmarried, by Deed from Haury and Smith Contractors, Inc., dated November 14, 2011, filed for record on November 16, 2011, of record in Instrument No. 20111116-0089524, in the Register's Office for Davidson County, Tennessee.

**Piper M. Lawson having since married. This is not now nor has it ever been the primary marital residence of Piper M. Lawson and spouse.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Ten Ten on the Row condominiums, of record in Instrument No. 20071023-0125441, Instrument No. 20090224-0015964, Instrument No. 20090507-0041965 and Instrument No. 20120905-0080264, in the Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by the Tennessee Horizontal Property Act, T.C.A. 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 57, page 31, in the Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances, of record in Instrument No. 20051230-0156628, in the Register's Office for Davidson County, Tennessee.
6. Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20090710-0064678, in the Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Instrument No. 20051230-0156625, in the Register's Office for Davidson County, Tennessee.
8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1010 16th Ave. South, Unit #304, Nashville, TN 37212.

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on July 22, 2014.

Piper M. Lawson

Leo T. Vera
By: Piper M. Lawson as Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 22, 2014, before me personally appeared Piper M. Lawson to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on July 22, 2014.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Piper M. Lawson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Leo T. Vera, as his Attorney in Fact, as the free act and deed of the within named Leo T. Vera. Witness my hand and official seal on July 22, 2014.

Notary Public

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE