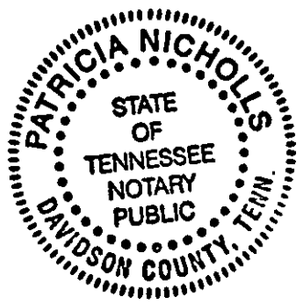
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2014.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Nicholas P Smart	NEW OWNER	Parcel ID:
7448 Jordan Ave.		13603A12200CO
Canoga Park, CA 91303		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Wayne A. Davidson and wife, Maria Davidson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Nicholas P Smart and Denis Wohlgemuth, both unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 38, Building 16, in a Horizontal Property Regime as shown on the condominium site plan of Priest Lake Park Condominium Townhouse, Phase I, Condominiums, as of record in Plat Book 4460, Page 79, Revised in Plat Book 4460, Page 88, in the Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Wayne A. Davidson by deed from Rodger W. Weller and Sherrie Weller, of record in Instrument 20060202-0012970, dated January 31, 2006, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 7679, Page 173; Book 4651, Page 412; Book 4943, Page 962; Book 4979, Page 939; Book 5189, Page 671; B ook 8115, Page 838; Book 4651, Page 420; Book 5083, Page 417; Book 8115, Page 849; Book 9089, Page 765; Book 9089, Page 757; Book 9507, Page 606; Book 9927, Page 75; and Instrument 20011025-0116633, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 79, revised in Plat Book 4460, Page 88, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3880 Priest Lake Drive #38, 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 and assigns forever, and we do covenant with the said GRANTEES 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 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 our hands this 26th day of September, 2014.

Wayne A. Davidson

Maria Davidson

BILL GARRETT, Davidson County
Trans:T20140074791 DEEDWARR
Recvd: 10/03/14 11:55 2 pgs
Fees:13.00 Taxes:244.20
20141003-0091731

STATE OF NEVADA
COUNTY OF Clark

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

Witness my hand and official seal this 26th day of September, 2014.

My Commission Expires: April 1, 2017 _____
Notary Public

JOSE A. BOSQUE
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 13-11092-1
MY APPT. EXPIRES APR. 1, 2017