Davidson County	DEEDWARR
Recvd: 06/16/15 11:07	3 pgs
Fees:18.00 Taxes:379.25	
20150616-0057149	

WARRANTY DEED

GINA MIEHLICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-12-2018

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2015

Notary Public:

MY COMMISSION EXPIRES: 2-12-18
(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:
Keith S. Bluecloud	Dept of the Interior FCU	Parcel ID:
2730 Penn Meade Drive	10800 Main St.	052130A03700CO
Nashville, TN 37214	Fairfax, VA 22030	

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

Gilbert L. Smith, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Keith S. Bluecloud , 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:

Being Unit No. 37, as created and established by the Master Deed and By-Laws for River Glen, a Horizontal Property Regime, of record in Book 7566, Page 571, as amended in Instrument 20040915-0111299 and Instrument 20040915-0111301, Register's Office for Davidson County, Tennessee, and as shown on the Condominium's Site Plan of River Glen, Phase One, of record in Plat Book 6900, Page 650 and 651, as amended in Plat Book 6900, Page 671, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in Master Deed and By-Laws, as may be from time to time amended as provided therein.

BEING the same property conveyed to Gilbert L. Smith by deed from Fannie Mae f/k/a Federal National Mortgage Association, of record in Instrument 20110512-0036474, dated May 10, 2011, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6762, Page 208; Book 7566, Page 571 amended in Instrument 20040915-0111299; 20040915-0111301; Book 7566, Page 606 amended in Instrument 20040915-0111299 and 20040915-0111301, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 7566, Page 571 as amended in Instrument 20040915-0111299 and 20040915-0111301, 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 2730 Penn Meade Drive, Nashville, TN 37214

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 my hand this 10th day of June, 2015.

Gilbert L. Smith

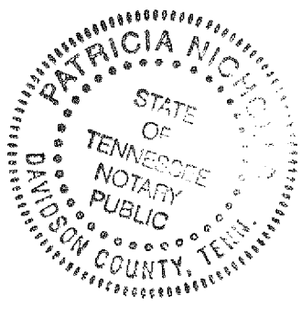
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gilbert L. Smith, 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 at Nashville, Tennessee, this 10th day of June, 2015.

My Commission Expires: 8/23/16

Notary Public



True Copy Certification

I, **Kristian Short**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Kristian Short

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Kristian Short** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

My Commission Expires: **1/5/2016**

