Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-MM-17-1133

This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF Muskingum

The actual consideration or value, whichever is greater is $167,000.00.

Affiant

Subscribed and sworn before me this the 27th day of September, 2017.

Notary Public
My commission expires: 3-14-22

NOTARIAL SEAL STATE OF OHIO
CALLIE GAMBLE
Notary Public, State of Ohio
My Commission Expires
3-14-22

Bill Garrett
Batch# 6994
10/03/2017 10:20:00 AM
Fees: $13.00 Taxes: $617.90

Davidson County
DEEDWARR
2 pgs

20171003-0101101

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Daniel Cardoza 1133 Nashboro Blvd Nashville, TN 37217	new owners	135-12-0D-133.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RUSSELL J. SMITH AND ANGELA K. SMITH, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DANIEL CARDOZA AND ANA LUISA CARDOZA, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A.

Being certain condominium apartments in Davidson County, Tennessee, being Unit No. 133, of the Fairway Villa Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fairway Villa Townhomes, as of record in Instrument No. 20040303-0024241, which instrument restates those covenants, conditions and restriction first shown in Instrument No. 20030623-0086235, as amended in Instrument No. 20040105-0001208, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to each Unit, as set forth in said Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Units.

Being the same property conveyed to Russell J. Smith and Angela K. Smith, husband and wife by Warranty deed from Brooke Bolinger of record in Instrument No. 20150625-0061186 Register's Office for Davidson County, Tennessee, dated May 22, 2015 and recorded on June 25, 2015.

Being also known as 1133 Nashboro Blvd, Nashville, Tennessee 37217.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1133 Nashboro Blvd, 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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 27th day of September, 2017.

Russell J. Smith

Angela K. Smith by Russell J. Smith, Attorney-in-Fact

Angela K. Smith by Russell J. Smith, Attorney-in-Fact

STATE OF Ohio

COUNTY OF Muskingum

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Russell J. 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 and official seal this 26th day of September, 2017.

My commission expires: 3-14-22

NOTARIAL SEAL STATE OF OHIO

CALLIE GAMBLE
Notary Public, State of Ohio
My Commission Expires
3-14-22

Callie Gamble
Notary Public

STATE OF Ohio

COUNTY OF Muskingum

On this 26th day of September, 2017, before me, the undersigned Notary Public in and for said County and State, personally appeared Russell J. Smith with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Angela K. Smith, by Specific Power of Attorney dated September 2, 2017, and who acknowledged that he executed the same as the free act and deed of Angela K. Smith.

Witness my hand and official seal this 26th day of September, 2017.

My Commission Expires:

3-14-22

NOTARIAL SEAL STATE OF OHIO

CALLIE GAMBLE
Notary Public, State of Ohio
My Commission Expires
3-14-22

Callie Gamble
Notary Public