WARRANTY DEED

Karen Johnson Davidson County
Batch# 281648 DEEDWARR
09/05/2019 03:54:24 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20190905-0089896

R-P-19-1015-202

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
Daniel D. Smith and Brenda R. Smith Bobbie Jo Smith	**Sierra Pacific Mortgage Company, Inc.**	
(NAME) **1015 Fatherland Street, #202**	(NAME) **1180 Iron Point Rd.**	**083-13-0B-202.00-CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Folsom, CA 95630**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MELISSA S. FARINA, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL D. SMITH AND BRENDA R. SMITH, HUSBAND AND WIFE, TENANTS BY THE ENTIRETY AS BETWEEN THEMSELVES; AND AS JOINT TENANTS WITH COMMON LAW RIGHTS OF SURVIVORSHIP WITH BOBBIE JO SMITH, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 202 of 37206 Building, 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 37206 Building of record in Instrument Number 20051006-0120763, in the Register's Office for Davidson County, Tennessee, 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 Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Melissa S. Farina by Warranty deed from David Wright of record in Instrument No. 20120806-0069554 Register's Office for Davidson County, Tennessee, dated August 03, 2012 and recorded on August 06, 2012.

The above described property is not the primary or marital residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20051006-0120763, amended in Instrument No. 200510270129747, Instrument No.200610230131425 rerecorded in Instrument No. 20061101-0135575, Instrument No. 20061113-0140782 and Instrument No. 20070112-0005378, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20061109-0139403, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1015 Fatherland Street, #202, Nashville, Tennessee 37206**.

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 30th DAY OF AUGUST, 2019.

Melissa S. Farina by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MELISSA S. FARINA, and who acknowledged he/she/they executed the same as the free act and deed of the said MELISSA S. FARINA.

Witness my hand and official seal, this the 30th of August, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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