This Instrument Prepared By:
Douglas A. Brace
Ortale, Kelly, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

740283-3 B0413 B0836

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
to be assigned	Goldstein & Shmerling PO Box 50353 Nashville, TN 37205	Fidelity Federal Savings & Loan 401 Union Street Nashville, TN. BOOK 5161 PAGE 480
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 153 Belle Forest Circle	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

1

MITCHELL DEVELOPMENT CO., INC., a Tennessee corporation

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GOLDSTEIN & SHMERLING, C.P.A.'S a general partnership composed of Bernard D. Goldstein and Michael D. Shmerling

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit A-3, Building "A" on the Plan of Buildings A,B & C, Bellevue Office Park, Condominium Offices, a Horizontal Property Regime established by Master Deed of record in Book 6040, page 701, together with the undivided percentage interest in the common elements appurtenant to said unit and as set forth in said Master Deed. Reference is hereby made to the plat of Buildings A,B & C, Bellevue Office Park, condominium offices, as of record in Book 5800,page 177, for a more complete identification and description of said unit.

Being part of the property conveyed to Mitchell Development Co., Inc., a Tennessee corporation, by quitclaim deed from Mitchell Development Co., a partnership composed of Jack W. Mitchell and Constance J. Mitchell, as of record in Book 6070, page 937.

This conveyance is made subject to the provisions of the Tennessee Property Act, as the same is set out in Section 64-2701 et seq., as amended, of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime as of record in Book 6040, page 701, amended in Book 6147, page 689 and the By-Laws contained as Exhibit "A" in said Master Deed.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 20th day of October, 1983.

MITCHELL DEVELOPMENT CO., INC.
a Tennessee corporation
By: Constance J. Mitchell
Constance J. Mitchell, Sec.-Treas.

10/21 227.24- CHECK
6920

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6161 PAGE 481

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ *Notary Public*

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 84,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October, 83

MY COMMISSION EXPIRES: 4-20-86 (AFFIX SEAL) Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

MITCHELL DEVELOPMENT CO., INC.

TO

GOLDSTEIN & SHMERLING, C.P.A.'S

a general partnership

H 81587

IDENTIF. REFERENCE

Oct 21 3 00 PM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

ORTALE, KELLEY, HERBERT & CRAWFORD

Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Constance J. Mitchell and _____, with whom I am personally acquainted, and who upon oath acknowledged herself to be the Sec.-Treas. and _____, respectively, of Mitchell Development Co., Inc., a corporation, the bargainor, and that she, as such Sec.-Treas. and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said Constance J.Mitchell as such Sec.-Treas., and attesting the same by the said _____ as such _____.

Witness my hand and official seal at Nashville, Tennessee, this, the 20th day of October, 1983.

My commission expires: 4-20-86

NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6161 PAGE 482

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

84900.00- CAMT.
220.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 227.24-
6920A10/21/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 1 5 8 7

IDENTIF. REFERENCE

Oct 21 3 00 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 987926