18936

Box 36

Davidson County DEEDWARR
Recvd: 10/09/02 15:41 3pgs
Fees:18.00 Taxes:288.60

20021009-0123802

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $78,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8TH DAY OF OCTOBER, 2002.

NOTARY PUBLIC

My Commission Expires JAN. 25, 2003

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #18936SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Christopher Hancock 210 Old Hickory Blvd. #55 Nashville, TN 37221	SAME	142-04-0-A-055.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Paul C. Gomez and Catherine Gomez, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Christopher Hancock, a single man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson, Tennessee, being Unit 55, on the Plan of Belle Forest Condominium Apartments, of record in Plat Book 5200, page 167, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Belle Forest Condominium Apartments, as of record in Book 5438, page 699, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for Belle Forest Condominium Apartments, for proper identification.

Being the same property conveyed to Paul C. Gomez and wife, Catherine Gomez, by deed from Lachelle D. Douglas, of record in Book 10795, page 517, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 210 Old Hickory Blvd. #55, Nashville, TN 37221.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. All matters shown on plan of record in Plat Book 5200, page 167, Register's Office for Davidson County, Tennessee; and
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. 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 interests 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; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Forest Condominium Apartments of record in Book 5438, page 699 and By-Laws of record in Book 5438, page 742, and as amended in Book 6082, page 866, and in Instrument 20020321-0034877, Register's Office for Davidson County, Tennessee; and
4. Charter of Bell Forest Condominium Owner's Association of record in Book 6551, page 78, Register's Office for Davidson County, Tennessee; and
5. Charter of Bell Forest Homeowner's Association of record in Book 5460, page 987, Register's Office for Davidson County, Tennessee; and
6. Easement for Sewers, of record in Instrument No. 200009150091869, Register's Office for Davidson County, Tennessee; and
7. Easement Agreement of record in Book 5074, page 945, Register's Office for Davidson County, Tennessee; and
8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 8th day of October, 2002.

Paul C. Gomez

Catherine Gomez

Catherine Gomez

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 8, 2002, before me personally appeared Paul C. Gomez and Catherine Gomez to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as his/her free act and deed.

Witness my hand and official seal this 8th day of October, 2002.

NOTARY PUBLIC



My Commission Expires JAN. 25, 2003