THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** Record & Return to Watauga Title Company 155 Franklin Road, Suite 120 Brentwood, TN 37027	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, 29th day of October, 2003. Notary Public My Commission Expires: 8-14-05

WARRANTY DEED

Address New Owner: Patricia J. Seitz 214 Old Hickory Boulevard #176 Nashville, TN 37221	**Send Tax Bills To:** OWNER	**Tax Information:** Map No.142.04 Parcel No. 176.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew A. Leavitt, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patricia J. Seitz , Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in *Davidson County*, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at **214 Old Hickory Boulevard #176, Nashville, TN, 37221**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of October, 2003.

Matthew A. Leavitt

Davidson County DEEDWARR
Recvd: 10/31/03 16:25 2pgs
Fees:13.00 Taxes:288.60

20031031-0160428

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Matthew A. Leavitt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that his executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2003.

Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 176 on the Plan of Belle Forest Condominium Apartments of record in Plat Book 5200, page 167, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Forest, a horizontal property regime established by Master Deed of record in Book 5438, page 699 as amended in Book 6082, page 866, Book 7886, page 939 and Instrument No. 20020321-0034877, said Register's Office.

Being the same property conveyed to Matthew A. Leavitt and wife, Michelle M. Leavitt by deed dated March 6, 2002 from Charles Cannon Dykes, unmarried of record in Instrument No. 20020315-0033199, Register's Office for Davidson County, Tennessee. The said Michelle M. Leavitt (being one and the same person as Michele Ashton Lauer Leavitt) having conveyed her interest in said property to Matthew Alan Leavitt (being one and the same person as Matthew A. Leavitt) of record in Instrument No. 20030903-0127351, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) 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;
3) Charter of Incorporation of Belle Forest Homeowner's Association of record in Book 5460, page 987, Register's Office for Davidson County, Tennessee.
4) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for Belle Forest, of record in Book 5438, page 699 as amended in Book 6082, page 866, Book 7886, page 939, Instrument No. 20020321-0034877, Register's Office for Davidson County, Tennessee.
5) All matters appearing on the Plan of Belle Forest Condominium Apartments of record in Plat Book 5200, page 167, Register's Office for Davidson County, Tennessee.
6) Easement Agreement of record in Book 5074, page 945 , Register's Office for Davidson County, Tennessee.
7) Easement for construction of drainage facility of record in Book 7957, page 145, Register's Office for Davidson County, Tennessee.
8) Easement for sanitary sewer of record in Instrument No. 20000915-0091869, Register's Office for Davidson County, Tennessee.
9) Easement for public utilities of record in Book 8019, page 126, Register's Office for Davidson County, Tennessee.
10) Easement for sewer of record in Book 8248, page 214, Register's Office for Davidson County, Tennessee.