WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00

Scott M. Moran
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2004.

My Commission Expires Jan. 25, 2006

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 07/22/04 13:55 2pgs
Fees:13.00 Taxes:419.95

20040722-0087895

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine M. Radakovich	Rate One, Inc. The Mortgage People	Map: 142
(NAME) 7245 Highway 70, South 108	(NAME) 2506 Mt. Moriah Road, Suite B-450	Group: 07-0-E
(ADDRESS) Nashville, TN 37221	(ADDRESS) Memphis Tennessee 38115	Parcel: 108
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Debra Alexander , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katherine M. Radakovich and Scott M. Moran, Wife and Husband , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 108 of the Belle Glen Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed for Belle Glen Condominiums, of record in Book 11127, Page 361, and as amended by First Amendment of record in Book 11156, Page 478, and by Second Amendment of record in Book 11186, Page 935, and by Third Amendment of record in Book 11210, Page 184, all of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11127, Page 406, , said Register's Office , 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 plan of Belle Glen Condominiums, of record in Book 8250, Page 929, and as

Continued on next page.

Being the same property conveyed to Debra Alexander, a 1/3 interest, and Ethyl Newman and husband, Maurice Newman, a 2/3 interest as tenants by the entireties, the interests as they relate to one another to be held in joint tenancy with right of survivorship, by Deed from Craighead Development, LLC, dated December 15, 1998, filed for record on December 31, 1998, in Deed Book 11275, Page 844, Register's Office for Davidson County, Tennessee. The said Ethyl Newman and Maurice Newman having since died leaving Debra Alexander the sole owner.

Subject to all matters as set forth per Plat Book 8250, Page 929, Register's Office of said County.

Plat sets out By-Laws as shown of record in Deed Book 11127, Page 406, Register's Office for said County.

Master Deed of record in Deed Book 11127, Page 361, Deed Book 11156, Page 478, Deed Book 11186, Page 935 and Deed Book 11210, Page 184, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7245 Highway 70, South 108, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 16th day of July, 2004.

Debra Alexander

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Debra Alexander the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7/16/2004

My Commission Expires: 9-22-07

Notary Public

JUDY HARRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

File Number2407083
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Continuation of Legal
shown on Exhibit "E" to the Second Amendment to the Master Deed, of record in Book 11185, Page 935, said Register's Office, for a more complete identification and description of such Unit.