File No. 280300517

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/08 13:31 2 pgs
Fees:13.00 Taxes:327.45

20080331-0031956

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Weston V. Hardy III	AmTrust Bank	129-15-0A 143.00
(NAME) 21 Vaughns Gap Road #143	(NAME) 1111 Chester Avenue, Ste 200	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Cleveland, OH 44114	
(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 considerations, the receipt of which is hereby acknowledged, I, **Wayne A. Schultz, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Weston V. Hardy III, unmarried**, hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 143, BELLE MEADE HIGHLANDS CONDOMINIUMS, as shown on exhibit A2 to the Master Deed of record in Book 7091, Page 302, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Wayne A. Schultz by Deed from Donald G. White, Jr. and wife, Eileen Q. White of record in Book 11528, Page 629, Register's Office for said County.

This conveyance is subject to: (1)The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the 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 Meade Highlands Condominium, of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee. (2) Taxes for the year 2008 and subsequent years, a lien, but not yet due and payable. All prior years are paid.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 21 Vaughns Gap Road #143, Nashville, TN 37205
(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 GRANTEE(S), HIS 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), 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 my/our hands this.

Wayne A. Schultz

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 Wayne A. Schultz the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this. 27th of March, 2008

Commission expires: June 20, 2011

Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 280300517

RETURN TO:

Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027