Davidson County DEEDWARR
Recvd: 07/11/08 10:12 2 pg
Fees:13.00 Taxes:440.30
20080711-0071273

**WARRANTY DEED**

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $119,000.00

Affiant

Subscribed and Sworn to me, this 3rd day of July, 2008.

Notary Public

My commission expires: 7-24-10

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

| ADDRESS NEW OWNER | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| Sarajane Powell<br>210 Old Hickory Blvd.<br>Nashville, TN 37221 | New Owner | MAP 142-4A PARCEL 77CO |

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **John Nygren, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Sarajane Powell**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 77 on the Plan of Belle Forest Condominium Apartments of record in Plat Book 5200, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Nygren by deed from Carolyne T. Rosa of record in Instrument No. 20061013-0127293, Register's Office for Davidson County, Tennessee.

Taxes for the year 2008 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 5200, Page 167, said Register's Office.

Subject to covenants, conditions and restrictions as contained in the Master Deed and ByLaws for Belle Forest condominiums as of record in Book 5438, page 699; Book 5438, page 742; Book 6082, page 866; and amended in Book 6896, page 144, and Instrument No. 20020321-0034877, Register's Office for Davidson County, Tennessee.

Subject to Charter of Belle Forest Homeowners Association of record in 5460, page 987 and Book 6551, page 78, Register's Office for Davidson, TN.

This is ( x ) improved ( ) unimproved property known as 210 Old Hickory Blvd., Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee

simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

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.

Witness our hands this 3rd day of July, 2008.

**John Nygren**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of July, 2008.

Notary Public

My Commission Expires: 1/24/09

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212