WARRANTY DEED

Return to:
Legacy Title & Escrow, LLC
1800 S. Rutherford Blvd.
Suite 104
Murfreesboro, TN 37130

Davidson County DEEDWARR
Recvd: 10/06/08 10:50 2 pgs
Fees:13.00 Taxes:277.50

20081006-0101227

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/21/10
(AFFIX SEAL)

MITCHEL AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jay H. Smith, Attorney, 95 White Bridge Rd., Ste 401, Nashville, TN 37205, from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert D. Andalora	Robert D. Andalora	142-04-E-1.00 CO
(NAME)	(NAME)	
805 Aimes Ct.	148 Belle Forest Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, **Michael W. Young and wife, Angelia Burgess Young,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert D. Andalora, a single person,** 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:

LAND in Davidson County, Tennessee, being Unit No. A of Bellevue Center Office Condominium Two, 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 of record in Book 11317, page 217, 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 of Bellevue Center Office Condominium Two, as shown on Exhibit "B" to the Master Deed, of record in Book 11317, page 217, said Register's Office, for a more complete identification and description of such units.

This being the same property conveyed to Michael W. Young and wife, Angelia burgess Young by Warranty Deed from John D. Owen and wife, Martha Owen and John Darrel Owen, Jr., dated February 5, 1999, filed of record on February 8, 1999, in Book 11332, Page 144, in the aforesaid Register's Office.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Book 5800, Page 252, said Register's Office shows an owner's Certificate, a 15 foot minimum building setback line from Belle Forest Circle, a 15 foot public utility and drainage easement along the southerly lot line, a 15 foot joint access easement located on the Northeast front corner of said lot, and locates a 30X50 foot building foundation and notes the following:

Joint access points to Lots 9, 10, 11 are as shown and are to be the only access points. Use of access points is granted in equal rights to each owner. Perpetual joint and cross easements on driveways and parking spaces are granted to each owner with each lot having equal rights: Joint perpetual maintenance of access drives, driveways, parking spaces and landscaped areas are to be shared by each owner of Lots 9, 10, 11 with Lot 11 having 20% responsibility for cost and Lots 9 and 10 each having 40% responsibility: See approved development plan by Metropolitan Planning Commission for location of parking spaces and landscaped areas.

unimproved ☐
This is improved ☒ property, known as 148 Belle Forest Circle, 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 our hands this 23 day of September, 2008.

Michael W. Young

Angelia Burgess Young

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, Angelia Burgess Young, 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/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and will.

Witness my hand and official seal at Murfreesboro, Tennessee this 23rd day of September, 2008.

Commission expires:
5/15/2010

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

STATE OF KENTUCKY

COUNTY OF KENTON

Personally appeared before me, a Notary Public of said County and State, Michael W. Young, 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 foregoing instrument for purposes therein contained as his free act and will.

Witness my hand and official seal this 24th day of September, 2008.

MARK D. KAISER NOTARY PUBLIC KY STATE AT LARGE

Notary Public

My commission expires: 12/2010