File No. 290100138

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 8/23/11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/30/09 09:58 3 pgs
Fees:18.00 Taxes:499.50
20090130-0008018

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew J. Kiser	Matthew J. Kiser	142-07-0-G-205.00CO
(NAME) 7241 Hwy 70 South, Unit 205	(NAME) 7241 Hwy 70 South, Unit 205	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(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, Sharon K. Rowland, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Matthew J. Kiser, 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 a certain Condominium Apartment in Davidson County, Tennessee, Being Unit No. 205 of the Belle Glen Phase II 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 II Condominiums, of record as Instrument No. 20001211-0121937 and as first amended as Instrument No. 20010123-0006937, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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 Phase II Condominiums as shown on Exhibit Map to the Master Deed as Instrument No. 20001211-0121937, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

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 Glen Phase II Condominiums, of record as aforementioned in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Sharon K. Rowland, Unmarried by Warranty Deed dated May 18, 2001, filed May 22, 2001, from 70 South Associates, LLC, a Tennessee limited liability company, of record by Instrument No. 20010522-0052752, Register's Office for Davidson County, Tennessee.

County of Davidson Taxes for the year 2009 and subsequent years, a lien, not yet due and payable. All prior years are paid. Tax Parcel ID Number: 142-07-0-G-205.00CO

Note: The property described herein located in the County of Davidson is not assessed with City Taxes.

Master Deed with the plat of record as shown as a Exhibit in Instrument No. 20001211-0121937, Register's Office of Davidson County, Tennessee.

By-Laws as shown of record in Instrument No. 20001211-0121937, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Instrument No. 20001211-0121937 and Instrument No. 20010118-0005618, Register's Office for Davidson County, Tennessee.

Sewer Easement as shown of record in Instrument No. 20001211-0121937, Register's Office for Davidson County, Tennessee.

Final Judgment and Decree between the State of Tennessee and Bernard Forte with a Perpetual Easement and a Drainage Easement of record in Book 5230, Page 169, Register's Office for Davidson County, Tennessee.

Final Order granting possession of easements between Harpeth Valley Utilities District and Bernard F. Forte, of record as Instrument No. 20000203-0011467, Register's Office for Davidson County, Tennessee.

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 7241 Highway 70 South, Unit #205, 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 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 29th day of January, 2009.

Sharon K. Rowland

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Sharon K. Rowland, unmarried, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 1/29/2009.

Witness my hand at office this 29th day of January, 2009.

Commission expires: 10/10/09

Notary Public

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File Number: 290100138

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tara Steward, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Steward
Notary's Signature

My Commission Expires: 8/23/11.

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY