Bof 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100044660 DEEDWARR
Recvd: 07/21/10 13:41 3 pgs
Fees:18.00 Taxes:246.05

20100721-0057083

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $66,500.00.

Affiant

Subscribed and sworn to me on July 20, 2010.

NOTARY PUBLIC

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24581SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Stephen Brett London Mary Gay London 210 Old Hickory Blvd., #41 Nashville, TN 37221	SAME AS NEW OWNERS	142-04-A-041.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Misty Lynn Bencomo-Stacey and husband, Michael S. Stacey, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Stephen Brett London and wife, Mary Gay London, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as Unit 41, Belle Forest Condominium Apartments, a Condominium, a Horizontal Property Regime, located on Old Hickory Boulevard, Nashville, Davidson County, Tennessee, as shown on the Plat of Belle Forest Condominium Apartments of record in Plat Book 5200, page 167, in the Register's Office for Davidson County, Tennessee, and described in a Master Deed of record in Book 5438, page 699, in said Register's Office, to which reference is hereby made.

Being the same property conveyed to Misty L. Lehnert, an unmarried person, by Special Warranty Deed from the Federal National Mortgage Association of record as Instrument No. 20060821-0102879 in the Register's Office for Davidson County, Tennessee. The said Misty L. Lehnert now known as Misty Lynn Bencomo-Stacey.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code

Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 Forest Condominiums of record in Book 5438, page 699, as amended in Book 6082, page 866; Book 7886, page 939, and in Instrument No. 20020321-0034877, in the Register's Office for Davidson County, Tennessee. By Appointment of Substitute Trustee of record as Instrument No. 20090819-0078072 in said Register's Office, Arthur K. Lowen was appointed Substitute Trustee under said Master Deed.

3. Matters shown on Plat of record in Plat Book 5200, page 167, in said Register's Office.
4. Easement for drainage facility of record in Book 7957, page 145, in said Register's Office.
5. Easement for public utilities of record in Book 8019, page 126, in said Register's Office.
6. Easement Agreement of record in Book 5074, page 945, in said Register's Office.
7. Easement for sewer of record in Book 8248, page 214, in said Register's Office.
8. Easement for sewer to Harpeth Valley Utility District of record as Instrument No. 20000915-0091869 in said Register's Office.
9. Charter of Incorporation of Belle Forest Homeowner's Association of record in Book 5460, page 987, in said Register's Office.
10. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 210 Old Hickory Blvd., #41, Nashville, TN 37221.

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 GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 on July 20, 2010.

Misty Lynn Bencomo-Stacey

Michael S. Stacey

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 20, 2010, before me personally appeared Misty Lynn Bencomo-Stacey and Michael S. Stacey to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on July 20, 2010.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE