WARRANTY DEED

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$277,000.00~~ $277,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF SEPTEMBER, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6-28-15

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-P5808 BELK

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Samuel J. Belk and Elizabeth Belk	SAME	104-06-0-D 004.00 CO
3103 B Wellington Avenue		
Nashville, TN 37212		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANDREW SARTORIS AND WIFE STACY MCCORD SARTORIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ELIZABETH H. BELK, AN UNMARIED WOMAN, AND SAMUEL J. BELK AND WIFE, FABRA H. BELK

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT.

SEE EXHIBIT "A"

This is improved property known as 3103 B Wellington Avenue, Nashville, TN 37212

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), their heirs and/or 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), their heirs and/or 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 hand on the 18th day of September, 2013.

Andrew Sartoris

Andrew Sartoris by Jim R. Vanderpool - per

by: Jim R. Vanderpool, Attorney-In-Fact

Stacy McCord Sartoris

Stacy McCord Sartoris by Jim R. Vanderpool - per

Jim R. Vanderpool, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 18th day of September, 2013, before me personally appeared Jim R. Vanderpool to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Andres Sartori and Stacy McCord Sartoris** and acknowledged that he executed the same as the free act and deed of said **Andres Sartoris and Stacy McCord Sartoris**.

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires:

PAM S. HOUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

file # 13-P5808 BELK

BILL GARRETT, Davidson County
Trans:T20130082047 DEEDWARR
Recvd: 09/23/13 10:14 2 pgs
Fees:13.00 Taxes:1026.75

20130923-0099649

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 4 on the revised Condominium Site Plan for Wellington Place, of record in Plat Book 5200, Page 488, Register's Office for said County, to which plan reference is made for a more complete description. Together with the appurtenant interest in the common elements of The Wellington Place Homeowners Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5994, Page 119, re-recorded in Book 5999, Page 356, said Register's Office.

Being the same property conveyed to Andrew Sartoris by Warranty Deed from Dan M. Kimbrough and Cheryl P. Kimbrough, recorded on the 17th day of July, 2009 in Instrument No. 20090717-0067368, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Andrew Sartoris pursuant to a power of attorney executed by the same on the 09/11/2013, and being filed for in Instrument # 20130923-0099648, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Stacy McCord Sartoris pursuant to a power of attorney executed by the same on the 09/12, 2013, and being filed for in Instrument # 20130923-0099647, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WELLINGTON PLACE, as recorded in Plat Book 5200, Page(s) 488, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Charter recorded in Book 5999, Page 247.

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE WELLINGTON PLACE HOMEOWNERS' ASSOCIATION of record in Book 5994, Page 119, re-recorded in Book 5999, Page 356; 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 building thereon.