BILL GARRETT, Davidson County
Trans:T20130083703 DEEDWARR
Recvd: 09/27/13 10:38 2 pgs
Fees:13.00 Taxes:1899.95
20130927-0101719

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13080188

BOX 50-B RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $513,500.00.

Angelle Rosata
Affiant

Subscribed and sworn to before me, this 25th day of September, 2013.

JAMES A. WALCHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-9-16

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Angelle Rosata 1511 A Gale Ln Nashville TN 37212	New Owner	Tax Parcel ID No. 117-08-0-L 001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John W. Hairr, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Angelle Rosata**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit 1 of Belmont Place, a Horizontal Property Regime, created under Title 66, Chapter 27 Section 101, et seq. as amended, Tennessee Annotated, and as established by a Declaration and Master Deed establishing a Horizontal Property Regime for Belmont Place of record in Instrument No. 20080314-0026225, as amended in Instrument No. 20080324-0029274, 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.

Being the same property conveyed to John W. Hairr, a single person by Warranty Deed from Cornerstone Investments, Inc., recorded on the 2nd day of April, 2008 in Instrument No. 20080402-0032844, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of B. J. MCCARTHY'S SUBDIVISION, as recorded in Plat Book 421, Page(s) 170.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BELMONT PLACE Condominium of record in Instrument No. 20080314-0026225, as amended by instrument(s) of record in Instrument No. 20080324-0029274; 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.

Driveway Easement Agreement recorded at Instrument No. 20070131-0012918.

This is improved property located at 1511 A Gale Ln Nashville TN 37212.

The said property was not the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of September, 2013.

John W. Hairr by _____ Attorney in Fact
John W. Hairr by Jeff Waldman, his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeff Waldman,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for John W. Hairr,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of September, 2013.

_____
Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014