BILL GARRETT, Davidson County
Trans:T20140023196 DEEDWARR
Recvd: 04/07/14 10:11 2 pgs
Fees:13.00 Taxes:197.95
20140407-0028616

Prepared By & ~~Return To~~:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
14-3007D

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,500.00.

Affiant

Return TO:

BRENTWOOD TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF APRIL, 2014.

Notary Public

Commission Expiration: _____

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL:**
Shaunda D. Sells	Mortgage Master, Inc.	**142040A08600CO**
214 Old Hickory Blvd., #121	102 Elm Street, 3rd Fl	
Nashville, TN 37221	Walpole, MA 02081	

WARRANTY DEED

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

Andrea Moore, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shaunda D. Sells, unmarried

HEREINAFTER CALLED THE GRANTEE, HER 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. 86 in a Horizontal Property Regime of Belle Forest Condominium Apartments, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Belle Forest Condominium Apartments of record in Book 5438, Page 699, as amended in Book 6896, Page 144 and Instrument Number 20090819-0078072, 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, and as further set out on a Plan of Belle Forest Condominium Apartments of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrea Moore on 04/25/2003 by deed from Deana M. Cauthen, single, filed for record on 04/25/2003 in Instrument No. 20030502-0058735 in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **214 Old Hickory Blvd., #86, 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 GRANTEE, her heirs and assigns forever; and I do covenant

with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 4 day of April, 2014.

Andrea Moore

Andrea Moore

STATE OF TENNESSEE.
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrea Moore,** 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th 2nd day of ~~November, 2012~~.
April, 2014

DeAnna Gwyn

Notary Public

Commission Expiration: 4/11/2014

