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

**CRT File No. 14030372**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $260,000.00

Affiant

Subscribed and sworn to before me, this 7th day of April, 2014.

Notary Public
My Commission Expires: _____

LANA M. ALESSIO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-12-2017

BILL GARRETT, Davidson County
Trans:T20140023984 DEEDWARR
Recvd: 04/09/14 12:46 2 pgs
Fees:13.00 Taxes:962.00
20140409-0029656

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| John Phillips Ward<br>1902 Linden Ave A<br>Nashville TN 37212 | New Owner<br>2704 Oakland Ave<br>Nashville, TN 37212 | Tax Parcel ID No.<br>104160A00400CO |

**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, **Paul B. Miller and Nathalie Debrauwere-Miller, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Phillips Ward Carrie Hollister Ward, Husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit A situated on Lot No. 3, Belmont Heights Linden Place, a condominium, a Horizontal Property Regime, of record in Book 5200, Page 373, Register's Office for Davidson County, Tennessee, as Phase two, and described in a Master Deed of record in Book 5652, Page 77, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Paul B. Miller and wife, Nathalie Debrauwere-Miller by Warranty Deed from Maureen Kelly and Ronald Weston, recorded on the 19th day of November, 2001 in Instrument No. 20011119-0126402, 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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT HEIGHTS - LINDEN PLACE, PHASE TWO, as recorded in Plat Book 5200, Page(s) 373.

Terms and provisions of by-Laws recorded in Book 5652, Page 82.

Charter of Homeowners Association, recorded in Book 5654, Page 268.

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 HEIGHTS LINDEN PLACE Condominium of record in Book 5652, Page 77.

This is improved property located at 1902 Linden Ave A Nashville TN 37212

**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 7th day of April, 2014.

Paul B. Miller

Nathalie Debrauwere-Miller

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul B. Miller and Nathalie Debrauwere-Miller, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of April, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014