BILL GARRETT, Davidson County
Trans:T20140028697 DEEDWARR
Recvd: 04/28/14 11:18 2 pgs
Fees:13.00 Taxes:201.65

20140428-0035393

Prepared by and return to:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $54,500.00

Affiant

Subscribed and sworn to before me, this 24 day of April, 2014.

Notary Public
My commission expires: 10/18/16

07-1404-85553

Address of New Owner:	Send Tax Bills to:	Tax Information
Ellen Gross & Balie C. Gross, III 326 Westfield Drive Nashville TN 37221	Ellen Gross & Balie C. Gross, III 326 Westfield Drive Nashville, TN 37221	142-04-0-A-041.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephen Brett London and wife, Mary Gay London, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ellen Gross and husband, Balie C. Gross, III, hereinafter called the Grantees, their successors 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. 41, on the Plan of Belle Forest Condominium Apartments, as established by the Master Deed of record in Book 5438, Page 699; as amended by First Option Waiver in Instrument No. 20020213-0019280; Appointment of Successor Trustee of record in Book 7886, Page 939; and Amendment Appointment Successor Trustee in Instrument No. 20090819-0078072, and as shown on the plan of record in Book 5200, Page 167, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen Brett London and wife, Mary Gay London by deed from Misty Lynn Bencomo-Stacey and husband, Michael S. Stacey, dated July 20, 2010, recorded July 21, 2010, of record in Instrument No. 20100721-0057083, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, Master Deed and By-Laws for Belle Forest Condominium Apartments of record in Book 5438, Page 699; as amended by First Option Waiver in Instrument No. 20020213-0019280; Appointment of Successor Trustee of record in Book 7886, Page 939; and Amendment Appointment Successor Trustee in Instrument No. 20090819-0078072, Amended By-Laws of record in Book 6082, Page 866, and Instrument No. 20020321-0034877, plan of record in Book 5200, Page 167, Easements for Utilities granted to Harpeth Valley Utility District of record in Book 8248, Page 214, Book 8019, Page 126, and Instrument No. 20000915-0091869, Charter of Belle Forrest Homeowner's Association of record in Book 5460, Page 987, Articles of Incorporation of Belle Forest Condominium Association of record in Book 6551, Page 78, Easement for roadway and sanitary sewers of record in Book 5074, Page 945, Driveway and Utility Easement Agreement of record in Instrument No. 20130708-0070348, Belle Forest Leasing Rules of record in Instrument No. 20120125-0006973, and Easement for drainage of record in Book 7957, Page 145, Register's Office for Davidson County, Tennessee.

This property is improved property known as 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 24 day of April, 2014.

Stephen Brett London

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen Brett London, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 24 day of April, 2014.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

WITNESS my hand this 21st day of April, 2014.

Mary Gay London

STATE OF TN
COUNTY OF Gibson

DAWN H. JONES
STATE OF TENNESSEE NOTARY PUBLIC
GIBSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Gay London, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in office, this 21st day of April, 2014.

Dawn H. Jones
Notary Public

My Commission expires: 3-12-18