Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140051028 DEEDWARR
Recvd: 07/16/14 12:30 2 pgs
Fees:13.00 Taxes:338.55
20140716-0062871

03-1406-38193

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $91,500.00

Affiant

Subscribed and sworn to before me, this 15th day of July, 2014.

Notary Public
My commission expires: 3/4/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Julia A. Elliston 3505 Central Avenue Nashville, TN 37205	New Owner	142-04-0-159.00-CO

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, **John Stephen Tudor**, **unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Julia A. Elliston**, 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. 159, together with the appurtenant interest in the common elements of Belle Forest Condominium Apartments, 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, together with the appurtenant interest in the common elements of Belle Forest, a horizontal property regime established by Master Deed, of record in Book 5438, Page 699; re-recorded in Book 5438, Page 742; as amended in Book 6082, Page 866; Book 9908, Page 982; and Instrument No. 20020321-0034877, Register's Office for said County.

Being the same property conveyed to John Stephen Tudor, unmarried by deed from Melissa J. Archer and husband, Nicholas J. Archer, Jr.. dated August 15, 1985, recorded August 23, 1985, of record in Book 6637, Page 739, 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.

This property is improved property known as 214 Old Hickory Blvd. Unit 159, 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 15th day of July, 2014.

John Stephen Tudor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 15th day of July, 2014.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15.