THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14081780**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $109,900.00. Karen S. Fuqua Affiant Subscribed and sworn to before me, this 15th day of September, 2014. Notary Public My Commission Expires: January 14 2016

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Victoria Martin 7245 Highway 70 S #105 Nashville TN 37221	Send Tax Bills To: ~~New Owner~~ Wells Fargo Bank 2701 Wells Fargo Way Minneapolis, MN 55467	Tax Information: Tax Parcel ID No. 142070E10500CO

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 E. Perkins and wife, Darryl Perkins** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Victoria Martin**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain condominium apartment, being Unit No. 105 of Belle Glen Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Belle Glen Condominiums, of record in Book 11127, Page 361, and as amended by First Amendment of record in Book 11156, Page 478, and by Second Amendment of record in Book 11186, Page 935, and by Third Amendment of record in Book 11210, Page 181, all of record in Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto, of record in Book 11127, Page 406, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed; reference is hereby made to the Plan of Belle Glen Condominiums, of record in Book 8250, Page 929, and as shown on Exhibit "E" to the Second Amendment to the Master Deed, of record in Book 11186, Page 935, said Register's Office, for a more particular description of such unit.

Being the same property conveyed to John E. Perkins and wife, Darryl Perkins by Warranty Deed from Cynthia M. Rainer, recorded on the 3rd day of October, 2005 in Instrument No. 20051003-0118254, 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 BELLE GLEN, as recorded in Plat Book 8250, Page(s) 929.

Terms and provisions of by-Laws of Belle Glen Condominium Owners' Association, Inc. recorded in Book 11127, Page 406.

Charter of Belle Glen Condominium Owners' Association, Inc. recorded in Book 11127, Page 404 and Book 11163, Page 12.

Davidson County DEEDWARR
Recvd: 09/22/14 15:53 3 pgs
Fees:18.00 Taxes:406.63
20140922-0086929

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BELLE GLEN Condominiums of record in Book 11127, Page 361 , as amended by instrument(s) of record in Book 11156, Page 478, Book 11186, Page 935 and Book 11210, Page 184; 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.

Conveyance of Open Space in favor of Belle Glen Condominium Owners' Association, Inc. recorded at Instrument No. 20041230-0155029.

The Company does not insure any right, title, or interest in or to any parking space(s) which may be conveyed or assigned in conjunction with the land described in Schedule "A".

This is improved property located at 7245 Highway 70 S #105 Nashville TN 37221.

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 12th day of September, 2014.

John E. Perkins

Darryl Perkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John E. Perkins and Darryl Perkins, 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 12th day of September, 2014.

Notary Public

My Commission Expires: _____

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2017

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sheri Engel
Signature

State of Tennessee
County of Williamson

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County