WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140074669 DEEDWARR
Recvd: 10/03/14 10:13 2 pgs
Fees:13.00 Taxes:252.70
20141003-0091567

B-FSBO-14-214-114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS.$71,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kim Mullin	New Owner	
(NAME)	(NAME)	**142040A11400CO**
522 Bellevue Road N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Susan Hare, Co-Administrator, Lorri Lampley, Co-Administrator, and Terri Watson, Co-Administrator, of the ESTATE OF FRANCES B. WELKER,** hereinafter called the Grantor(s), by these presents do transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being Docket No. 14P1157 unto **KIM MULLIN, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, more particularly described as follows:

Being Unit No. 114 of Belle Forest Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 5438 at Page 699, the Plat of which is of record in Plat Book 5200 at Page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed by Probate Docket No. 14P1157 and Warranty Deed from Roy E. Head, a unmarried person to Frances B. Welker as recorded on the 4th day of September, 1986 in Deed Book 6969, Page 386, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- 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 FOREST CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 167, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- 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 FOREST CONDOMINIUM APARTMENTS of record in Book 5438, Page 699 , as amended by instrument(s) of record in Instrument No. 20090819-0078072; 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.
- Terms and provisions of by-Laws of Belle Forest Homeowners' Association amended in Book 6082, Page 866 and Instrument No. 20020321-0034877.
- Leasing Rules recorded at Instrument No. 20120125-0006973.
- Charter of Belle Forest Homeowners Association recorded in Book 5460, Page 987 and Book 6551, Page 78.
- Easement for Sanitary Sewer, recorded in Instrument No. 20000915-0091869.
- Easement Agreement recorded in Book 5074, Page 945.
- Driveway and Utility Agreement to Homeowners Association recorded at Instrument No. 20130708-0070348.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **214 Old Hickory Blvd #114, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 30th DAY OF SEPTEMBER, 2014.

Estate of Frances B. Welker

Susan Hare, Co-Administrator

Lorri Lampley, Co-Administrator

Terri Watson, Co-Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Hare, Co-Administrator of the Estate of Frances B. Welker, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th day of September, 2014.

Notary Public

My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lorri Lampley, Co-Administrator of the Estate of Frances B. Welker, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th day of September, 2014.

Notary Public

My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terri Watson, Co-Administrator of the Estate of Frances B. Welker, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th day of September, 2014.

Notary Public

My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212