BILL GARRETT, Davidson County
Trans:T20140077490 DEEDWARR
Recvd: 10/14/14 15:31 2 pgs
Fees:13.00 Taxes:368.15
20141014-0094996

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0410HV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00.

Cara E. Sanders
Affiant

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of October, 2014

Notary Public
Commission Expires: 10-28-2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Lane 210 Old Hickory Blvd., Apt 72 Nashville, TN 37221	NEW OWNER	142-04-0A-072.00 (CO)

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Cara E. Vance, now known as Cara E. Sanders, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Lane

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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, a certain condominium apartment, described as being Unit No. 72, in Belle Forest, a Condominium, a Horizontal Property Regime, located in Davidson County, Tennessee, and described in a Master Deed and By-Laws of record in Book 5438, Page 699; amended in Book 6896, Page 144, Book 7886, Page 939 and Instrument Number 20090819-0078072; and amended By-Laws of record in Book 6082, Page 866 and Instrument Number 20020321-0034877; Register's Office for Davidson County, to which reference is hereby made and further described on the plat appended thereto as Exhibit B. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Belle Forrest contained in the Master Deed and By-Laws appended thereto, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Reference is also made to the Plan of Belle Forest Condominium Apartments of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Cara E. Vance, unmarried, by Warranty Deed from James Derrick Cozart and wife, Annie Cozart, dated 1/29/07 and recorded 2/2/07 in Instrument Number 20070202-0014147, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 210 Old Hickory Blvd., Apt 72, 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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of October, 2014.

Cara E. Sanders

Cara E. Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cara E. Sanders** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of October, 2014.

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
Notary Seal

Notary Public
My Commission Expires: 10-28-2015