BILL GARRETT, Davidson County
Trans:T20140080533 DEEDWARR
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Fees:13.00 Taxes:1961.00
20141027-0098561

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 14702

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED THIRTY THOUSAND AND 00/100 ($530,000.00) DOLLARS, cash in hand paid by R. ERIC THORNTON, unmarried, receipt of which is hereby acknowledged, I, JONATHAN P. HILDRETH, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said R. ERIC THORNTON, unmarried, his heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Unit 6 of Belmont Lofts, 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 of Belmont Lofts, of record in Instrument No. 20051028-0130475, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto and depicted in Exhibit C; and more particularly described on the Plat which is appended thereto and depicted in Exhibit D to said Master Deed, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed, and together with all easements and other rights appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Jonathan P. Hildreth, unmarried, by deed from Belmont Lofts, LLC, a Tennessee limited liability company, dated February 29, 2008, and of record in Instrument No. 20080304-0021368, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Linden Avenue, Belmont Blvd and an unnamed alley.

This conveyance is subject to all matters shown on Belmont Land Co.'s Plan of record in Book 421, Page 34, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters, restrictions, easements and rights as set forth in Master Deed for Belmont Lofts, including By-Laws of Belmont Lofts Condominium Association, Inc. of record in Instrument No. 20051028-0130475, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the Charter of Belmont Lofts Condominium Association, Inc. of record in Instrument No. 20051028-0130478, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said R. ERIC THORNTON, his heirs and assigns, forever. And I do covenant with the said R. ERIC THORNTON, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and

title to said land to the said R. ERIC THORNTON, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 23rd day of October, 2014.

JONATHAN P. HILDRETH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, JONATHAN P. HILDRETH, unmarried, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 23rd day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $530,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 23rd day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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Tax Map 104 16 00 006.00

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
R. ERIC THORNTON
10200 Ramsey Way
Dickson, TN 37055