File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20140095684 DEEDWARR
Recvd: 12/22/14 14:12 2 pgs
Fees:13.00 Taxes:532.80
20141222-0116980

W & I Ref: (DKM) Title No.: 57084
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Betty K. Bridgen 7241 Highway 70 South, #202 Nashville, TN 37221	FirstBank 318 Seabord Lane Suite 205 Franklin, TN 37062

TAX MAP PARCEL NUMBERS: 142070G20200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$144,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paula R. Dennison Stuart**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Betty K. Bridgen** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 202 of Belle Glen, Phase II Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, shown as Exhibit "E" to the Master Deed, of record in Instrument No. 20001211-0121937, amended in Instrument No. 20010123-0006937, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Paula R. Dennison by Warranty Deed from Laurie Brown Ford, dated April 4, 2006, recorded April 17, 2006 in Instrument No. 20060417-0043027, Register's Office for Davidson County, Tennessee. Paul R. Dennison now being known as Paula R. Dennison Stuart.

Being the same property conveyed to Paula R. Dennison by Warranty Deed from Laurie Brown Ford, dated April 4, 2006, recorded April 17, 2006 in Instrument No. 20060417-0043027, Register's Office for Davidson County, Tennessee. Paul R. Dennison now being known as Paula R. Dennison Stuart.

Greg Stuart, spouse of Paula R. Dennison Stuart, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, shown as Exhibit "E" to the Master Deed, of record in Instrument No. 20001211-0121937, amended in Instrument No. 20010123-0006937, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20001211-0121937, amended in Instrument No. 20010123-0006937, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 7241 Highway 70 South, # 202, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of December, 2014

Paula R. Dennison Stuart **Greg Stuart**

State of Tennessee

County of Davidson

On this 19th day of December, 2014, before me the undersigned authority, personally appeared Paula R. Dennison Stuart and Greg Stuart, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $144,000.00.

Affiant

Sworn and subscribed before me this 19th day of December, 2014.

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017