WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S). COUNTY
Elizabeth L. Brown, Unmarried	Pinnacle Bank	162120B03200
(NAME)	(NAME)	
1345 Bell Road, Unit 322	150 3rd Avenue S., #900	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20150011

For and 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, Linda H. Vaughn and Robin Wheeler , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Elizabeth L. Brown, Unmarried, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Building 22-B, as shown on the Plan of Villas at Belle Parke, Phase 1, a horizontal property regime of record in Instrument No. 20020913-0111601, and as defined in the Master Deed of record in Instrument No. 20020911-0110959*, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. *amended at Instrument Nos. 20021025-0130922, 20030515-0066792, and 20040218-0018915

Being the same property conveyed to Linda H. Vaughn and Robin Wheeler by deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated July 15, 2013, of record in Instrument No. 20130731-0079683, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This Conveyance is made subject to Master Deed establishing a Horizontal Property Regime of Villas at Belle Parke, of record in Instrument 20020911-01110959, amended in Instrument 20021025-0130922, Instrument 20030515-0066792 and Instrument 20040218-0018915, said Register's Office, and By-Laws appended thereto; easements and set back lines as set forth on the above plan of record.

Unimproved ☐

This is improved ☒ property, known as 1345 Bell Road, Unit 322, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand 22nd day of January, 2015.

Linda H. Vaughn

Linda H. Vaughn

Robin Wheeler

BILL GARRETT, Davidson County
Trans:T20150007575 DEEDWARR
Recvd: 01/30/15 11:19 2 pgs
Fees:13.00 Taxes:462.13
20150130-0008964

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Linda H. Vaughn and Robin Wheeler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd of January, 2015.

Melissa D. Rogers

Notary Public
My Commission Expires: April 18, 2017

