BOX #14

G#26838-2

WARRANTY DEED	State of Tennessee) County of Davidson)
BILL GARRETT, Davidson County Trans:T20150008712 DEEDWARR Recvd: 02/04/15 09:12 2 pgs Fees:13.00 Taxes:1323.49 20150204-0010348	The actual consideration or value, whichever is greater, for this transfer is **$357,700.00.** Affiant Subscribed and sworn to before me, this the 30th day of January, 2015. Notary Public My commission expires: May 5, 2015 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ann VanDevender and F. Karl VanDevender	**"New Owners"**	**104100C00700CO**
3805 Whitland Avenue		
Nashville, TN 37205		

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

Grant Belden, unmarried, and Tania Kimberly, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ann VanDevender and F. Karl VanDevender, wife and husband

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. D7 of the Elmington Condominiums, 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 for the Elmington Condominiums, of record in Book 4486, Page 547, corrected in Book 4673, Page 102, and amended in Book 4963, Page 265, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws of record in Book 4486, Page 553, amended in Book 4963, Page 263, in Book 5362, Page 258, and in Book 5516, Page 302, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the 2nd Revised Plan of Elmington Condominiums, of record in Book 4660, Page 60, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Grant Belden and Tania Kimberly, both unmarried, by Warranty Deed dated October 28, 2011, from Jackie S. Lane, unmarried, of record in Instrument No. 20111108-0087272, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 4660, Page 60, Register's Office for Davidson County, Tennessee;

2) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a

Horizontal Property Regime for the Elmington Condominiums and By-Laws, of record aforementioned, Register's Office for Davidson County, Tennessee;

3) Charter of Elmington Condominium Association, of record in Book 4790, Page 686, said Register's Office;

4) Agreement of record in Book 4699, Page 433, and in Book 4728, Page 411, Register's Office for said County; and,

5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **324 Elmington Avenue, Nashville, TN 37205**.

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 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 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 **30th** day of **January, 2015.**

Grant Belden

Tania Kimberly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Grant Belden and Tania Kimberly, both unmarred,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **January, 2015.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY