WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/13/15 08:30 2 pgs
Fees:13.00 Taxes:379.81
20150313-0021531



NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $102,650.00.

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 6th day of March, 2015.

Notary Public
My Commission expires: 11-5-2018
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kelly Gardner	Bank of Tennessee	142-04-0-A-102.00CO
214 Old Hickory Blvd Unit 102	P.O. Box 4980	
Nashville, TN 37221	Johnson City, TN 37602	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, as Successor Trustee for The 214 Old Hickory Blvd No. 102 Trust,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kelly Gardner,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, being UNit No. 102 in Horizontal Property Regime located on the Plat of Belle Forest, of record in Book 5200, page 167, in the Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Andy Maloney, as Trustee for The 214 Old Hickory Blvd. No. 102 Trust, by deed from Robbie S. Ogilvie, on October 28, 2014, of record in Instrument Number 20141030-0099999, Register's Office for Davidson County, Tennessee. Amanda Dean qualified and was appointed Successor Trustee for The 214 Old Hickory Blvd. No. 102 Trust.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 5200, page 167, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5438, page 699, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 3438, page 742; and Book 6082, page 866, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5074, page 945, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6551, page 78, Register's Office for Davidson County, Tennessee.

This is improved property known as: 214 Old Hickory Blvd Unit #102, Nashville, TN 37221

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 6, 2015.

Amanda Dean, Trustee

By Amanda Dean

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Amanda Dean, as Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 6, 2015

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY