Davidson County	DEEDWARR
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Fees:23.00 Taxes:2932.25	
20150401-0027930	

#32230

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32230-02-2015** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $792,500.00. Affiant Subscribed and sworn to before me this 31st day of March, 2015. Notary Public My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2018

WARRANTY DEED

Address New Owner: David L. Lathem, Lisa H. Lathem 4411 Belmont Park Terrace Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER 842 Bob Mann Road Maysville, GA 30558	**Tax Information:** Map and Parcel No.: 131 07 0 W 002 00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael A. Ralston**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David L. Lathem and Lisa H. Lathem** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4411 Belmont Park Terrace, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of March, 2015.

Michael A. Ralston

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael A. Ralston**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2015.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. B, together with the appurtenant interest in the common elements of 4411 Belmont Park Terrace Homes, a horizontal property regime with private elements established by Declaration in Instrument No. 20130913-0096821, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 1 on the Plan of Section Two Hunt Terrace of record in Plat Book 4060, page 59, Register's Office for Davidson County, Tennessee.

Being part of the the same property conveyed to Charlotte A. Ralston and Michael Ralston by deed dated March 28, 2003 from Reba Hayden Vantrease Toft, sole heir at law of Robert H. Vantrease, unmarried of record in Instrument No. 20030407-0045420, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Michael A. Ralston by Quitclaim Deed dated August 13, 2013 from Charlotte A. Ralston, unmarried, of record in Instrument No. 20130911-0095948, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 4411 Belmont Park Terrace Homes, of record in Instrument No. 20130913-0096821, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 4060, page 59, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

