THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15053952** BILL GARRETT, Davidson County Trans:T20150039143 DEEDWARR Recvd: 05/20/15 09:45 2 pgs Fees:13.00 Taxes:666.00 20150520-0046416	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. Affiant Subscribed and sworn to before me, this 19th day of May, 2015. Notary Public My Commission Expires: TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Nancy Crow 116 Harding Place A-8 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-01-0A-008.00-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, **Juliana Lillian Snowden, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nancy Crow, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A-8 on the Plan of Building "A" Belle Meade Terrace Condominiums of record in Plat Book 5200, pages 325 though 329, inclusive, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description, together with the appurtenant interest in the common elements of Belle Meade Terrace, a horizontal property regime established by Master Deed and By-Laws of record in Book 5730, page 27 and restated in Book 6015, page 94, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Juliana Lillian Snowden, unmarried by Warranty deed from Kathryn L. Rockafellow, unmarried of record in Instrument No. 20010911-0098669 Register's Office for Davidson County, Tennessee, dated August 16, 2001 and recorded on September 11, 2001.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of Belle Meade Terrace Condominiums of record in Plat Book 5200, pages 325-329, Register's Office of Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to 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 the 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 buildings 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 of Belle Meade Terrace Condominiums of record in Book 5730, page 27 and Book 6015, page 94, Register's Office for Davidson County, Tennessee.

Charter for Homeowner's of record in Book 5730, page 23, Register's Office for Davidson County, Tennessee.

Sanitary Sewer easement of record in Book 4846, page 737 and Book 4651, page 912, Register's Office for Davidson County, Tennessee.

By Laws of record in Book 5730, page 38, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 116 Harding Place A-8 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 19th day of May, 2015.

Juliana Lillian Snowden

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Juliana Lillian Snowden, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2015.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018