THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 15498

BILL GARRETT, Davidson County
Trans:T20150054480 DEEDWARR
Recvd: 07/07/15 08:51 2 pgs
Fees:13.00 Taxes:3367.00
20150707-0065494

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINE HUNDRED TEN THOUSAND AND 00/100 ($910,000.00) DOLLARS, cash in hand paid by ROBERT ERIC THORNTON, unmarried, receipt of which is hereby acknowledged, we, THOMAS LAND DELEOT, JR. and wife, LAURA CROOKSTON DELEOT, have bargained and sold, and by these presents transfer and convey unto the said ROBERT ERIC THORNTON, unmarried, his heirs and assigns, a certain tract or parcel of land as follows:

A Condominium Unit in Davidson County, Tennessee, being Unit No. 1 of Belmont Lofts, a horizontal property regime, pursuant to the Tennessee Horizontal Property Act, according to the Master Deed of record at Instrument No. 20051028-0130475, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto; and more particularly described on the Plat which is appended thereto, to which instruments reference is hereby made for a more complete detail of description, together with said Unit's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Thomas Land Deleot, Jr. and wife, Laura Crookston Deleot, by deed from Belmont Lofts, LLC, dated December 8, 2006, and of record in Instrument No. 20061218-0155458, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Belmont Blvd. and Linden Avenue.

This conveyance is subject to the Terms & Conditions, as set forth in Master Deed of record in Instrument No. 20051028-0130475, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Instrument No. 20051028-0130475, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said ROBERT ERIC THORNTON, unmarried, his heirs and assigns, forever. And we do covenant with the said ROBERT ERIC THORNTON, unmarried, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2015 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said ROBERT ERIC

THORNTON, unmarried, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 2nd day of July, 2015.

THOMAS LAND DELEOT, JR.

LAURA CROOKSTON DELEOT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, THOMAS LAND DELEOT, JR. and wife, LAURA CROOKSTON DELEOT, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 2nd day of July, 2015.

NOTARY PUBLIC

REBECCA D. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 02-27-2016

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $910,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 2nd day of July, 2015.

NOTARY PUBLIC

REBECCA D. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 02-27-2016

My Commission Expires: _____

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Parcel ID: 104 16 OD 001.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. ROBERT ERIC THORNTON
10200 Ramsey Way
Dickson, TN 37055