(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150065098 DEEDWARR
Recvd: 08/05/15 16:03 2 pgs
Fees:13.00 Taxes:281.20
20150805-0078182

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2015

Notary Public:

MY COMMISSION EXPIRES: 3-28-2019
(AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-28-2019

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Gail G. Bock	FirstBank	Parcel ID:
214 Old Hickory Blvd.; #94	318 Seaboard Ln, Ste 205	142040A09400CO
Nashville, TN 37221	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Marcel Lieskamp, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Gail G. Bock

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:

Land in Davidson County, Tennessee, being Unit No. 94 in the Horizontal Property Regime of Belle Forest Condominiums Apartments, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5438, Page 699, as amended in Book 6896, Page 144, Register's Office for Davidson County, Tennessee, 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 plat of Belle Forest Condominiums, as of record in Book 5200, Page 167, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Marcel Lieskamp, an unmarried person, by deed from Lavon A. Dubois, an unmarried person, of record in Instrument 20020905-0107618, dated August 30, 2002, Register's Office for said County.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 5438, Page 699, amended in Book 6896, Page 144; Book 9098, Page 982; Instrument 20020213-0019280; Book 5438, Page 742 amended in Book 6082, Page 866 and Instrument 20020321-0034877, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 167, said Register's Office; (3) Easements and Setback Lines as set out per Plat Book 5438, Page 699, amended in Book 6896, Page 144, Register's Office for said County; (4) Belle Forest Leasing Rules of record in Instrument 20120125-0006973 and 20150618-0058446, Register's Office for said County; (5) Easement to American Building Co. of record in Book 5074, Page 945, Register's Office for said County; (6) Easement to Harpeth Valley Utilities of record in Book 8019, Page 126; Book 8248, Page 214 and Instrument 20000915-0091869, Register's Office for said County; (7) Deed to State of Tennessee of record in Book 7957, page 145, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 214 Old Hickory Blvd.; #94, Nashville, TN 37221

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, their heirs and assigns forever; and we do covenant with 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 hand this 3rd day of August, 2015.

Marcel Lieskamp

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marcel Lieskamp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.