THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15084940**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $100,000.00. Affiant Subscribed and sworn to before me, this 3rd day of September, 2015. Notary Public My Commission Expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

WARRANTY DEED

Address New Owner: Eric S St. John and Kathleen E Sneed 210 Old Hickory Blvd Apt 70 Nashville TN 37221	Send Tax Bills To: First Bank 2121 Abbott Martin Road Nashville, TN 37215	Tax Information: Tax Parcel ID No. 142-04-0A-070.00-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, **Daniel P. Duran, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric S St. John, unmarried and Kathleen E Sneed, unmarried as joint tenants with right of survivorship,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BILL GARRETT, Davidson County
Trans:T20150076280 DEEDWARR
Recvd: 09/08/15 13:56 2 pgs
Fees:13.00 Taxes:370.00
20150908-0091164

Land in Davidson County, Tennessee, being a certain condominium apartment, Unit No. 70, in a Horizontal Property Regime located on the Plat of Belle Forest, as of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Daniel P. Duran, unmarried by Warranty deed from Edward D. Holzapfel and Mary M. Holzapfel, Trustee of the Holzapfel Joint Revocable Living Trust Agreement U/A/D August 24, 1999 of record in Instrument No. 20050408-0038852 Register's Office for Davidson County, Tennessee, dated April 01, 2005 and recorded on April 08, 2005.

Grantors warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5438, Page 699, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under

Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 5438, Page 742, amended in Book 6082, Page 866, Instrument No. 20020321-0034877 and Instrument No. 20120125-0006973, Register's Office for Davidson County, Tennessee.

Charter of record in Book 5460, Page 987, Register's Office for Davidson County, Tennessee.

Articles of Incorporation of record in Book 6551, Page 78, Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Book 5074, Page 945, Register's Office for Davidson County, Tennessee.

Sewer Easement to Harpeth Valley Utilities District of record in Instrument No. 20000915-0091869, in the Register's Office for Davidson County, Tennessee.
Belle Forest Leasing Rules of record in Instrument No. 20120125-0006973 and in Instrument No. 20150618-0058446, in the Register's Office for Davidson County, Tennessee.

Driveway and Utility Easement of record in Instrument No. 20130708-0070348, in the 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 210 Old Hickory Blvd Apt 70 Nashville TN 37221

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 2 day of September, 2015.

Daniel P. Duran

STATE OF Pennsylvania)
COUNTY OF Delaware)

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

Witness my hand, at office, this 2 day of September, 2015.

Notary Public
My Commission Expires: 11/20/18

Commonwealth of Pennsylvania
NOTARIAL SEAL
Joseph L McGarvey, Notary Public
Upper Darby Township, Delaware County
My Commission Expires November 20, 2018