PREPARED BY (AND RETURN TO):

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Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150082242 DEEDWARR
Recvd: 09/28/15 10:56 2 pgs
Fees:13.00 Taxes:795.50
20150928-0098144

W & I Ref: (DM) Title No.: 57805
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Richard B. Kreps 7252 Highway 70 South #1105 Nashville, Tennessee 37221	

TAX MAP PARCEL NUMBERS: 142070F04900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$215,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lora D. Thomas, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard B. Kreps, an unmarried man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 49, Unit No. 1105 on the Plan of Bellevue Commons Townhomes, a Planned Unit Development established under the proper provisions of the Tennessee Horizontal Property Act, and shown on Exhibit "A" of the Master Deed and By-Laws of record in Inst. No. 200007200071772 and re-recorded in Inst. No. 200008280084760, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lora D. Thomas by Warranty Deed from Veronica Hirshman Penland, married, dated July 30, 2007 and recorded on August 1, 2007, of record in Inst. NO. 20070801-0091354, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, shown on Exhibit "A" of the Master Deed and By-Laws of record in Inst. No. 200007200071772 and re-recorded in Inst. No. 200008280084760, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed establishing a Planned Unit Development of record in Inst. No. 200007200071772 and re-recorded in Inst. No. 200008280084760, amended in Inst. No. 20060824-0104869, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Bellevue Commons Townhomes of record in Inst. NO. 200007200071771, amended in Inst. No. 200009150091868, said Register's Office.

This is improved property, known as 7252 HIghway 70 South, # 1105, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of September, 2015.

Lora D. Thomas

State of Tennessee

County of Davidson

On this 25th day of September, 2015, before me the undersigned authority, personally appeared Lora D. Thomas, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTOPHER P. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $215,000.00.

Affiant

Sworn and subscribed before me this 25th day of September, 2015.

Notary

My Commission Expires: 3-7-17

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY