THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15095303** BILL GARRETT, Davidson County Trans:T20150089024 DEEDWARR Recvd: 10/20/15 09:03 2 pgs Fees:13.00 Taxes:517.63 20151020-0106342	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $139,900.00. Affiant Subscribed and sworn to before me, this 13th day of October, 2015. Notary Public My Commission Expires: 8.17.19 RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Susan Martin 5025 HILLSBORO PIKE #15N Nashville TN 37215-3767	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131010D11900CO

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, **Jonathan R. Bell, ummarried and Mary Quintina Bell, married, as tenants in common with right of survivorship** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Susan Nicole Martin**, ("Grantees"), 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 No. 119 on the Plan of Georgetown Apartments, a condominium, of record in Plat Book 5200, Page 4, Register's Office, Davidson County, Tennessee, together with an undivided .310% interest in the common elements of 5025 Hillsboro Homeowners' Association, as described in Book 5211, Page 325, et. seq., said Register's Office. Said Unit is also known as Apartment 15 N.

Being the same property conveyed to Jonathan R. Bell, unmarried, and Mary Quintina Bell, married, as tenants in common with right of survivorship by Warranty Deed from Douglas J. Anderson and Mary P. Anderson, recorded on the 6th day of May, 2009 in Instrument No. 20090506-0041834, as corrected in Affidavit of Scrivener's Error recorded at Instrument No. 20090918-0087438, in the Register's Office of Davidson County, Tennessee.

Said property was never the marital residence of Mary Quintina Bell.

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.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGETOWN APARTMENTS, as recorded in Plat Book 5200, Page(s) 4.

Terms and provisions of by-Laws of The 5025 Hillsboro Homeowners' Association recorded in Book 5211, Page 345.

Charter of Homeowners Association recorded in Book 5233, Page 459.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 5025 HILLSBORO HOMEOWNERS' ASSOCIATION of record in Book 5211, Page 325 , as amended by instrument(s) of record in Book 5616, Page 133 and Book 6079, Page 516; also subject to easements, rights and interests 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 building thereon.

Easement for Sanitary Sewers/Storm Drainage, recorded in Book 4308, Page 575.

Easement for Overhead Line, recorded in Book 7873, Page 859.

This is improved property located at 5025 HILLSBORO PIKE #15N Nashville TN 37215-3767

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 15th day of October, 2015.

Jonathan R Bell by Mary Quintina Bell, his Attorney-in-fact — Mary Quintina Bell

Jonathan R. Bell by Mary Quintina Bell, his Attorney-in-Fact

Mary Quintina Bell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Quintina Bell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Jonathan Richard Bell, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of October, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018