WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150091510 DEEDWARR
Recvd: 10/27/15 13:44 2 pgs
Fees:13.00 Taxes:3052.50
20151027-0109311

G-KP-15-4239

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-23-16
(AFFIX SEAL)

JO PARDAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Commission Expires AUG. 23, 2016

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Susan C. Welch	**New Owner**	
(NAME)	(NAME)	**131034A00300CO**
4239 Belmont Park Terrace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KURIO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SUSAN C. WELCH, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. C on the Plan of Bellmont Park Cottages, a Horizontal Property Regime With Private Elements of record in the Exhibits of the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20140624-0054985, as amended in 20140624-0054986, 20141113-0104969, and 20150327-0026491, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Kurio Properties, LLC, a Tennessee limited liability company by Warranty Deed from Dorris Jacobs Priest of record in Instrument No. 20131002-0103247 Register's Office for Davidson County, Tennessee, dated September 26, 2013 and recorded on October 2, 2013.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20131101-0113372, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140624-0054985, as amended in 20140624-0054986, 20141113-0104969, and 20150327-0026491, Register's Office for Davidson County, Tennessee.
- Charter of Belmont Park Cottages Homeowners' Association of record in Instrument Number 20140630-0056976, in the Register's Office for Davidson County, Tennessee.
- Agreement for Maintenance of Storm Water Facility of record in Instrument Number 20140617-0052848, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20140711-0061214, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4239 Belmont Park Terrace , Nashville, Tennessee 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 26th DAY OF OCTOBER, 2015.

Kurio Properties, LLC, a Tennessee Limited Liability Company

BY: _____
Pamela Poe
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA POE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of KURIO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of October, 2015.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212