Davidson County DEEDWARR
Recvd: 12/30/15 08:23 4 pgs
Fees:23.00 Taxes:431.05
20151230-0130834

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32790-12-2015** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $116,500.00. Affiant Subscribed and sworn to before me this 29th day of December, 2015 Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 3, 2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Joseph A. Spatola, Sr., Carolann Spatola 214 Old Hickory Blvd. #172 Nashville, TN 37221	Joseph A. Spatola, Sr., Carolann Spatola 2450 Eagle Landing Dr. Cookville, TN 38506	Map and Parcel No.: 142 04 0 A 172 00CO

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, **Aaron Kelly, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph A. Spatola, Sr. and Carolann Spatola, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 214 Old Hickory Blvd. #172, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 26th day of December, 2015.

Aaron Kelly

STATE OF PENNSYLVANIA, COUNTY OF Sullivan SS.:

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

Witness my hand, at office, this 26th day of December, 2015.

Notary Public

My Commission Expires: 2-19-17

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Scarlett McCarty, Notary Public
Shrewsbury Twp., Sullivan County
My Commission Expires Feb. 19, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 172 on the Plan of Belle Forest Condominium Apartments, of record in Plat Book 5200, page 167, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Forest, a horizontal property regime established by Master Deed of record in Book 5438, page 699, as amended in Book 6082, page 866, Book 6896, page 144, Book 7886, page 939, Instrument No. 20020321-0034877 and Instrument No. 20090819-0078072, said Register's Office.

Being the same property conveyed to Aaron Kelly by deed dated September 29, 2011 from The Bank of New York Mellon F/K/A The Bank of New York as Trustee for The Certificate holders of CWABS, Inc., Asset -Backed Certificates, Series 2006-7 of record in Instrument No. 20111006-0077732, Register's Office for Davidson County, Tennessee. Aaron Kelly and Aaron W. Kelly are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2016, a lien, but not yet due and payable. Map and Parcel No. 142 04 0 A 172 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for Belle Forest, of record in Book 5438, page 699, as amended in Book 6082, page 866, Book 6896, page 144, Book 7886, page 939, Instrument No. 20020321-0034877 and Instrument No. 20090819-0078072, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5200, page 167, Register's Office for Davidson County, Tennessee.
5. Easement Agreement of record in Book 5074, page 945 , Register's Office for Davidson County, Tennessee.
6. Easement for construction of drainage facility of record in Book 7957, page 145, Register's Office for Davidson County, Tennessee.
7. Easement for sanitary sewer of record in Instrument No. 20000915-0091869, Register's Office for Davidson County, Tennessee.
8. Easement for public utilities of record in Book 8019, page 126, Register's Office for Davidson County, Tennessee.
9. Easement for sewer of record in Book 8248, page 214, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

