THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32776-12-2015** Please Record & Return to: Brentwood Title & Escrow, LLC 320 Seven Springs Way, #150 Brentwood, TN 370227	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 4th day of January, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 3, 2018

WARRANTY DEED

Address New Owner: Shaunda Sells 214 Old Hickory Blvd. #147 Nashville, TN 37221	**Send Tax Bills To:** Bank of Tennessee 301 E. Center Street Kingsport, TN 37660	**Tax Information:** Map and Parcel No.: 142 04 0 A 147 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, **Justin G. Milling, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shaunda Sells, an unmarried woman** ("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. #147, 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.

BILL GARRETT, Davidson County
Trans:T20160001095 DEEDWARR
Recvd: 01/06/16 10:26 3 pgs
Fees:18.00 Taxes:431.05
20160106-0001186

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of January, 2016.

Justin G. Milling, By Deborah Flowers, his Attorney-in-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah Flowers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 Justin G. Milling, and she is authorized by Justin G. Milling to execute this instrument on hisbehalf.

Witness my hand, at office, this 4th day of January, 2016.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 147 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 Justin G. Milling, unmarried by deed dated May 11, 2007 from Douglas J. McDonald and wife, Amy McDonald, of record in Instrument No. 20070515-0057911, Register's Office for Davidson County, Tennessee. Justin Milling and Justin G. Milling are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 142 04 0 A 147 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.