STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20160014753 DEEDWARR
Recvd: 02/23/16 11:11 2 pgs
Fees:13.00 Taxes:444.00
20160223-0017106

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February, 2016.

Notary Public
MY COMMISSION EXPIRES: 3-20-18
File No. G16-3971D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nancy W. Moore, married (NAME)	New Owner (NAME)	142040A10200CO
214 Old Hickory Boulevard #102 (STREET ADDRESS)	7844 steeplechase Ln (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville TN 37221 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Kelly Gardner, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nancy W. Moore, married,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 102 in Horizontal Property Regime located on the Plat of Belle Forest, of record in Book 5200, page 167, in the Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Kelly Gardner from Amanda Dean, as Successor Trustee for The 214 Old Hickory Blvd No. 102 Trust, by Warranty Deed dated March 6, 2015, as Instrument No. 20150313-0021531, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, page 167, Register's Office for Davidson County, Tennessee.
3. Restrictions as recorded in Book 5438, page 699, Register's Office for Davidson County, Tennessee.
4. Bylaws of record in Book 3438, Page 742 and Book 6081, page 866, Register's Office for Davidson County, Tennessee.
5. Charter of Homeowner's Association of record in Book 6551, page 78, Register's Office for Davidson County, Tennessee.
6. Easement as recorded in Book 5074, page 945, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 214 Old Hickory Boulevard #102,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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 19th day of February, 2016.

Kelly Gardner

February 19, 2016
Date

STATE OF ARIZONA

COUNTY OF MARICOPA }

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

Witness my hand and official seal, this 19th day of February, 2016.

My Commission Expires: 05/23/2018

Notary Public

JONATHAN VARGAS
Notary Public - Arizona
Maricopa County
My Comm. Expires May 23, 2018

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066