WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160020726 DEEDWARR
Recvd: 03/14/16 14:27 2 pgs
Fees:13.00 Taxes:473.60
20160314-0024105

B-FSBO-16-7245-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELLWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Roland T. Bailey	**Franklin American Mortgage Company**	
(NAME)	(NAME)	**142-07-0E-204.00-CO**
7245 Highway 70 South, 204	**6100 TOWER CIRCLE**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Franklin, TN 37067**	
(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 **MEREDITH B. BROWN, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROLAND T. BAILEY,** 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. 204 of the Belle Glen Condominiums, a horizontal property regime created under Title 66, 27-101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed for Belle Glen Condominiums, of record in Book 11127, Page 361, showing Units 1 through 20, and as amended by First Amendment of record in Book 11156, Page 478, and by Second Amendment of record in Book 11166, Page 935, and by Third Amendment of record in Book 11210, Page 184, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws Appended thereto, of record in Book 11127, Page 406, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Belle Glen Condominium, of record in Book 8250, Page 929, and as shown on Exhibit "E" to the Second Amendment to the Master Deed, of record in Book 11186, Page 935, said Register's Office, for a more complete description of each Unit.

Being the same property conveyed to Meredith Blackburn by Warranty deed from Norman M. Sanders, married of record in Instrument No. 20070321-0034531 Register's Office for Davidson County, Tennessee, dated March 15, 2007 and recorded on March 21, 2007. Meredith Blackburn, having since married is now known as Meredith B. Brown. Her spouse, Kristifer Brown joins in the conveyance of this instrument to convey any and all rights in and to said property.

This conveyance is subject to:

- Taxes for the year 2016 a lien, not yet due and payable.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Glen Condominiums of record in Book 8250, Page 929, amended in Book 11127, Page 361 and First Amendment Book 11156, Page 478; Second Amendment Book 11186, Page 935 and Third Amendment Book 11210, Page 184, Register's Office for Davidson County, Tennessee.
- Charter of Belle Glen Condominium Owners' Association, Inc of record in Book 11163, Page 12 and Book 11127, Page 404, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 6483, Page 907, in the Register's Office for Davidson County, Tennessee.
- Dedication of Public Utility Easement of record in Book 10791, Page 725, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 10922, Page 936, 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: **7245 Highway 70 South, 204, Nashville, Tennessee 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 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 11th DAY OF MARCH, 2016.

Meredith B. Brown

Kristifer Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 11th of March, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 11th of March, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212