WARRANTY DEED

RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203

PREPARED BY:

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20160035763 DEEDWARR
Recvd: 05/02/16 09:00 2 pgs
Fees:13.00 Taxes:370.00

20160502-0042438

STATE OF TENNESSEE
COUNTY OF DAVID SON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Reed A. Owens	OWNER	142-4A-42
(NAME)	(NAME)	
210 Old Hickory Blvd. #42		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160873

For and 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 hereby acknowledged, I/we, John A. Pingle and wife, Megan B. Pingle, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Reed A. Owens, a single person, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Unit No. 42, on the plan of Belle Forest Condominium Apartments, a Horizontal Property Regime, which is of record in Book 5200, Page 167, Register's Office for Davidson County, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to John A. Pingle and wife, Megan B. Pingle by Warranty Deed from Katie L. Goodman, unmarried, dated November 3, 2006 and filed of record in Instrument No. 20061107-0138621, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

The premises described herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By Laws appended thereto, establishing a Horizontal Property Regime of Belle Forest Condominium Apartments, of record in Book 5438, page 699, amended in Book 6082, page 866 and Instrument No. 20020321-0034877, said Register's Office.

Subject to Leasing Rules of Record in Instrument No. 20150618-0058446, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 210 Old Hickory Blvd. #42, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of April, 2016

John A. Pingle

Megan B. Pingle

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John A. Pingle and Megan B. Pingle, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th of April, 2016

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public
My Commission Expires: 7/30/17