WARRANTY DEED



NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $176,000.00.

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 23rd day of June, 2016.

Notary Public
My Commission expires: 11-5-2018
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Schoolhouse Suites, LLC	SAME	142-07-0G-214.00CO
1257 Hadley Street		
Williamsport, PA 17728		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Arnold M. Ventura**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Schoolhouse Suites, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 214 of The Belle Glen Phase II Condominiums, a Horizontal Property Regime4, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Belle Glen Condominiums, of record in Instrument Number 20001211-0121937, and as first amended as Instrument Number20010123-0006937, Register's Office for Davidson County, Tennessee, including without limitations to the By-Laws appended thereto, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set fourth in said Master Deecd. Reference is hereby made to the plan of Belle Glen Phase II Condominiums as shown on Exhibit Map to the Master Deed as Instrument Number 20001211-0121937, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Arnold M. Ventura, married, by deed from The Department of Housing and Urban Development of Washington, D.C., on February 19, 2010, of record in Instrument Number 20100224-0013979, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in 20010123-0006937; 20001211-0121937 Book , page , Register's Office Davidson County, Tennessee.
- Homeowner's Association Charter recorded in Instrument Number 20010118-0005618, Register's Office for Davidson County, Tennessee.

This is improved property known as: 7421 Highway 70 South #214, Nashville, TN 37221

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 23, 2016.

Davidson County DEEDWARR
Recvd: 06/24/16 08:14 2 pgs
Fees:13.00 Taxes:651.20
20160624-0064395

Arnold M. Ventura

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Arnold M. Ventura** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 23, 2016

My commission expires 7/8/18

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-19

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.