WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $120,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF JULY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-15-20

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8254 WELDON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Bettie A. Weldon	Bettie A. Weldon	142040A15200CO
214 Old Hickory Boulevard, Apt. 152	813 Villa Ct	
Nashville, TN 37221	Bowling Green, KY 42103	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SETH R.K. REID, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

BETTIE A. WELDON, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 214 Old Hickory Boulevard, Apartment 152, 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 GRANTEE(S), their heirs and/or 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/or 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 hand on the 7th day of July, 2016.

Seth R.K. Reid

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 7th day of July, 2016.

Notary Public

My Commission Expires: 3-15-20

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

BILL GARRETT, Davidson County
Trans: T20160058120 DEEDWARR
Recvd: 07/08/16 08:48 2 pgs
Fees: 13.00 Taxes: 444.00
20160708-0069854

16-8254 WELDON

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 152 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 7886, Page 939 and Instrument No. 20020321-0034877, said Register's Office.

Being the same property conveyed to Seth R.K. Reid, unmarried by Warranty Deed from Becky D. Stintson Meier married, recorded on the 19th day of May, 2006 in Instrument No. 20060519-0059355, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELLE FOREST CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 167, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Terms and provisions of by-Laws recorded in Book 6082, Page 866 and Instrument Nos. 20020321-0034877 and 20150618-0058446.

e. Charter of Homeowners Association recorded in Book 5460, Page 987 and Book 6551, Page 78.

f. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BELLE FOREST of record in Book 5438, Page 699 , as amended by instrument(s) of record in Instrument No. 20020213-0019280, as affected by Appointment of Substitute Trustee recorded in Book 7886, Page 939 and Instrument No. 20090819-0078072; also subject to easements, rights and interests 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 building thereon.

g. Easement for Driveway and Utilities, recorded in Instrument No. 20130708-0070348.

h. Easement for Sewer Line, recorded in Book 8248, Page 214.

i. Easement for Sanitary Sewer, recorded in Instrument No. 20000915-0091869.

j. Easement for Drainage recorded in Book 7957, Page 145.

k. Easement for Public Utilities recorded in Book 8019, Page 126.

l. Easement Agreement recorded in Book 5074, Page 945.

m. Leasing Rules recorded at Instrument No. 20120125-0006973.

n. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

o. Property taxes for the current year.