Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 16060087



STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1 DAY OF July, 2016

NOTARY PUBLIC

My Commission expires: 8.25.18

Address of New Owner
Phyllis J. Turpen
214 Old Hickory Boulevard,
Unit 141
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
142-04-0A-141.00

Davidson County DEEDWARR
Recvd: 07/12/16 09:01 3 pgs
Fees:18.00 Taxes:466.20
20160712-0071048

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Susan H. Bell, fka Susan H. Myers,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Phyllis J. Turpen, unmarried,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in Davidson County, Tennessee, being Unit No. 141 in a Horizontal Property Regime of Belle Forest Condominium Apartments, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5438, Page 699, as amended in Book 6896, Page 144, and in Instrument No. 20090819-0078072, Register's Office for Davidson County, Tennessee, 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 Plat of Belle Forest Condominiums as of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

Being the same property conveyed to Susan H. Myers, unmarried, by Warranty Deed from Gregory S. White, unmarried, dated 08/11/03 and recorded on 08/26/03 in Instrument No. 20030826-0123804, Register's Office for Davidson County, Tennessee.

*Susan H. Bell and Susan H. Myers are one in the same person.

This is improved property generally located:
214 Old Hickory Boulevard, Unit 141, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2016 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record as Plat Book 5200, Page 167, said Register's Office.
3. Master Deed of record as Book 5438, Page 699, amended in Book 6896, Page 144, Instrument No. 20090819-0078072, Instrument No. 20120125-0006973 and Instrument No. 20150618-0058446, said Register's Office.
4. Easement Agreement of record in Book 5074, Page 945, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Susan H. Bell** has/have caused this instrument to be executed, this the 1 day of July, 2016.

Susan H. Bell

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Susan H. Bell,** 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.

This the 1 day of July, 2016.

My commission Expires: 8-25-18

NOTARY PUBLIC

DANA AUSTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Tennessee

County of Cheatham

Personally appeared before me, Dana L. Austin, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 5 day of July, 2016

Notary's Signature

My Commission Expires: 8.25.18

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY