WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160067674 DEEDWARR
Recvd: 08/05/16 09:56 2 pgs
Fees: 13.00 Taxes: 351.50
20160805-0081252

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2016

Notary Public

MY COMMISSION EXPIRES:
(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).:
Robert S Crocker, a married man	New Owner	142-4A-42
6754 Pennywell Drive (NAME) ~~210 Old Hickory Boulevard, Unit 40~~	(NAME)	
(ADDRESS) Nashville, TN ~~37221~~ 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20161622

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, Catherine Myers Kerr , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Robert S Crocker, a married man, 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. 40, 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 Catherine Myers by Warranty Deed from Pamela J. Durfee, unmarried and Shirley E. Lopriore, married, dated October 17, 2003 and filed of record in Instrument No. 20031117-0167615, Register's Office for Davidson County, Tennessee.

Catherine Myers is now known as Catherine Kerr. Catherine Myers-Kerr, Catherine Myers and Catherine Kerr are all one and the same person.

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.

Subject to Sanitary Sewer Easements of record in Instrument No. 20000915-0091869, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 210 Old Hickory Boulevard, Unit 40, 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 3rd day of August, 2016

Catherine Myers Kerr

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Catherine Myers Kerr, 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 3rd of August, 2016.

Notary Public
My Commission Expires:

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-29-2020