THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 17739

BILL GARRETT, Davidson County
Trans:T20160071531 DEEDWARR
Recvd: 08/17/16 11:56 3 pgs
Fees:18.00 Taxes:1933.25
20160817-0085875

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED TWENTY TWO THOUSAND FIVE HUNDRED AND 00/100 ($522,500.00) DOLLARS, cash in hand paid by JOHN J. PROCACCINI and KATHERINE M. MCKAY, husband and wife, receipt of which is hereby acknowledged, I, R. ERIC THORNTON, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said JOHN J. PROCACCINI and KATHERINE M. MCKAY, husband and wife, their heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Unit 6 of Belmont Lofts, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Belmont Lofts, of record in Instrument No. 20051028-0130475, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto and depicted in Exhibit C; and more particularly described on the Plat which is appended thereto and depicted in Exhibit D to said Master Deed, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed, and together with all easements and other rights appurtenant to said unit as set forth in said Master Deed.

Also conveyed herewith are all rights and easements, as set forth in Instrument No. 20051028-0130475, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to R. Eric Thornton, unmarried by deed from Jonathan P. Hildreth, unmarried, dated October 23, 2014 and of record at Instrument No. 20141027-0098561, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Linden Avenue, Belmont Boulevard and an unopened alley.

This conveyance is subject to all matters shown on Belmont Land Co.'s Plan, of record in Book 421, Page 34, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters, restrictions ,easements and rights as set forth in Master Deed for Belmont Lots, including By-Laws of Belmont Loft Condominium Association, Inc., of record in Instrument No. 20051028-0130475, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the Charter of Belmont Loft Condominium Association, Inc., of record in Instrument No. 20051027-0130478, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JOHN J. PROCACCINI and KATHERINE M. MCKAY, husband and wife, their heirs and assigns, forever. And I do covenant with the said JOHN J. PROCACCINI and KATHERINE M. MCKAY, husband and wife, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2016 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said JOHN J. PROCACCINI and KATHERINE M. MCKAY, husband and wife, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 12th day of August, 2016.

R. ERIC THORNTON

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, R. ERIC THORNTON, unmarried, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 12th day of August, 2016.

NOTARY PUBLIC

My Commission Expires: _____

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $522,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before ~~me this~~ 12th day of August, 2016.

NOTARY PUBLIC

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020

My Commission Expires: _____

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ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. and Mrs. JOHN J. PROCACCINI
1624 Linden Avenue
Nashville, TN 37212

Parcel ID: 104 16 0D 006.00