THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
LER42642

Mail:
Elizabeth Collins
311 Bailey Ln
Pleasant View, TN 37146

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THREE THOUSAND AND 00/100 ($103,000.00) DOLLARS, cash in hand paid by DIANA HOOD, an unmarried woman, receipt of which is hereby acknowledged, I, LEONARD BELMARES, a married man, have bargained and sold, and by these presents do transfer and convey unto the said DIANA HOOD, an unmarried woman, her heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County being Unit Number 92 of Belle Forest Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 5438, Page 699, the plat of which is of record in Plat Book 5200, Page 167, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Leonard Belmares by deed from Justin G. Milling, dated September 12, 2007 and of record at Instrument No. 20070919-0111999, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all terms and conditions as set forth in Master Deed of record in Book 5438, Page 699, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Plat Book 5200, Page 167, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Easement Agreement of record in Book 5074, Page 945, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any rents and/or leases.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said DIANA HOOD, an unmarried woman, her heirs and assigns, forever. And I do covenant with the said DIANA HOOD, an unmarried woman, 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 DIANA HOOD, an unmarried woman, her heirs and assigns, against the lawful claims of all persons whomsoever.

LEONARD BELMARES further certifies that the property being conveyed herein is not the principal residence of himself or his wife, CRYSTAL BELMARES.

BILL GARRETT, Davidson County
Trans:T20160077273 DEEDWARR
Recvd: 09/02/16 12:46 2 pgs
Fees:13.00 Taxes:381.10
20160902-0092627

WITNESS MY HAND, on this 29th day of August, 2016.

LEONARD BELMARES

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, LEONARD BELMARES, 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 her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 29th day of August, 2016.

JORDAN B. OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TN
My Comm. Expires Jan. 25, 2017

NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $103,000.00, 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 29th day of August, 2016.

JORDAN B. OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TN
My Comm. Expires Jan. 25, 2017

NOTARY PUBLIC

My Commission Expires: _____

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Map ID: 142 04 0A 092.00

ADDRESS OF NEW OWNER AND
SEND TAX BILLS TO:
Ms. Diana Hood
214 Old Hickory Blvd., Unit 92
Nashville, TN 37221