Davidson County	DEEDWARR
Recvd: 10/07/16 15:09	3 pgs
Fees:18.00 Taxes:1842.60	
20161007-0106561	

#33263

WARRANTY DEED

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $[illegible]

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE _____ DAY OF OCTOBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

INSTRUMENT PREPARED BY, RETURN TO SAME
Landmark Title & Escrow, Inc., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8559 LORD JV CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Joan M. Lord and Gerald D. Lord	NEW OWNER	131-07-0-C-013.00 CO
4329 Belmont Park Terrace		
Nashville, TN 37215		

FOR AND IN 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 ACKNOWLEDGE, WE, **DOROTHY DORRIS POUDER, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOAN M. LORD AND GERALD D. LORD, WIFE AND HUSBAND** 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:

Land in Davidson County, Tennessee, being Unit No. 3-A, together with the appurtenant interest in the common elements of Square Acres, a horizontal property regime established by Master Deed of record in Book 6494, page 41, as amended in Instrument No. 20160427-0041095, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Master Deed and being located upon Lot No. 3 on the Plan of Square Acres of record in Plat Book 5800, page 122, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Keith Pouder and wife, Dorothy Dorris Pouder, by deed dated September 18, 1989 from James C. Dale, III Administrator CTA of the Estate of Ruth C. Donnelly, deceased of record in Book 7945, page 818, Register's Office for Davidson County, Tennessee. Robert Keith Pouder died on March 29, 1999, leaving Dorothy Dorris Pouder as surviving tenant by the entirety.

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. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 5800, Page(s) 122 and Exhibit "C" of Book 6494, Page 41, 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).

c. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing SQUARE ACRES of record in Book 6494, Page 41, as amended by instrument(s) of record in Instrument No. 20160427-0041095; 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.

This is improved property known as 4329 Belmont Park Terrace, Nashville, TN 37215

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Witness my hand on the 5th day of October, 2016.

x Dorothy Dorris Pouder

Dorothy Dorris Pouder

STATE OF Georgia

COUNTY OF DeKalb

Personally appeared before me, a Notary Public of said County and State, DOROTHY DORRIS POUDER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official ~~seal at~~ Franklin, Tennessee, this 5 day of October, 2016.

Notary Public

My Commission Expires: OCT 7. 2017

BERT CHING YAO SHENG NOTARY PUBLIC MY COMMISSION EXPIRES OCTOBER 7, 2017 FULTON COUNTY, GEORGIA

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

