STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Karakrath
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20 DAY OF Oct., 2016

NOTARY PUBLIC

My Commission expires: 8-25-18

DANIEL AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 16090027

Address of New Owner
William Michael Key
%Marlene Key
3709 Meadowbrook Avenue
Nashville, TN 37205

Send Tax Bills To:
Same

Tax Information:
142-04-0A-107.00

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, **John E. Mayfield, Unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **William Michael Key, a married man,** 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 in Davidson County, Tennessee, being Unit No. 107 on the Plan of Belle Forest Condominium Apartments, as of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John E. Mayfield, unmarried, by Warranty Deed from Hazel Marie Overby, unmarried, dated 06/30/97 and recorded on 07/09/97 in Book 10523, Page 453, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
214 Old Hickory Boulevard, Unit 107, 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 in Book 5200, Page 167, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed for Belle Forest of record in Book 5438, Page 699, amended in Book 6082, Page 866, and in Instrument No. 20020321-0034877, said Register's Office. Appointment of Substitute Trustee of record in Instrument No. 20090819-0078072, said Register's Office.
4. Belle Forest Leasing Rules of record in Instrument No. 20120125-0006973 and in Instrument No. 20150618-0058446, said Register's Office.
5. Agreement of record in Book 5074, Page 856, said Register's Office.
6. Agreement for Dedication of Public Utilities Easement of record in Book 8019, Page 126, said Register's Office.
7. Agreement for Dedication of Easement for Sewer Line of record in Book 8248, Page 214, said Register's Office.
8. Easement for transmission pipelines of record in Instrument No. 20000915-0091869, said Register's Office.
9. Monthly Assessments and Supplemental Assessments as set forth in the Master Deed for Belle Forest of record in Book 5438, Page 699, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20160093195 DEEDWARR
Recvd: 10/21/16 12:15 2 pgs
Fees:13.00 Taxes:458.80
20161021-0111502

10. Easements as set forth in the Master Deed for Belle Forest of record in Book 5438, Page 699, 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, **John E. Mayfield** has/have caused this instrument to be executed, this the 14 day of Oct, 2016.

John E. Mayfield

John E. Mayfield

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **John E. Mayfield,** 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 14 day of Oct, 2016.

My commission Expires: 8.25.18

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY