WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/17 10:52 3 pgs
Fees:18.00 Taxes:407.00
20170303-0021262

K CLOYD
STATE OF TENNESSEE NOTARY PUSLIC
COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

SM
Affiant

Subscribed and sworn to before me, this the 1st day of March, 2017.

Wood
Notary Public

My commission expires: 7-11-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To: Jeffrey Alan Clanton	Map-Parcel Numbers
Jeffrey Alan Clanton Pamela Bean Clanton Emily Clanton	308 Cotton Blossom Ct	Map 142-15-0-A Parcel 008.00co
110 Bellevue Road Apt #8	Nashville TN 37221	
Nashville, Tennessee 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Glenna J. Kramer, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey Alan Clanton and Pamela Bean Clanton, husband and wife, and Emily Clanton, an unmarried woman

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 8 on the Plan of First Revision, Bellevue Manor Condominiums, of record in Plat Book 5200, Page 231, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Bellevue Manor Condominiums, a horizontal property regime established by Master Deed and By-laws of record in Book 5520, Page 203, said Register's Office.

Being the same property conveyed to Glenna J. Kramer, by Deed dated October 30, 2008 from Shawn Todd and wife, Charla Todd, of record in Instrument No. 20081103-0108994, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Glenna J. Kramer and Brandon Panaro, pursuant to a Power of Attorney executed by same on the 24th day of February, 2017, of record in Instrument No. 20170303-0021261, Register's Office for Davidson County, Tennessee.

Brandon Panaro, spouse of the above named Glenna J. Kramer, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 5200, Page 231, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bellevue Manor Condominiums, of record in Book 5520, Page 203, said Register's Office. (3) By-Laws of Bellevue Manor Homeowners' Association, Inc. of record in Book 5520, Page 254, and as amended in Instrument No. 20081217-0120696, Register's Office for Davidson County, Tennessee. (4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **110 Bellevue Road Apt #8, Nashville, Tennessee 37221**

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 is 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/our hand(s) this 1st day of March, 2017.

Glenna J Kramer By Laura Foy attorney in fact
Glenna J. Kramer by Laura Foy, Attorney-in-Fact

Brandon L. Panaro By Laura Foy attorney in fact
Brandon L. Panaro by Laura Foy, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of March, 2017, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Laura Foy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Glenna J. Kramer and Brandon L. Panaro,** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Glenna J. Kramer and Brandon L. Panaro** for the purpose therein contained, by signing the name of **Glenna J. Kramer and Brandon L. Panaro** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 2017.

Notary Public

My Commission Expires: 10/29/19

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 7-11-20

