Davidson County DEEDWARR
Recvd: 03/06/17 12:00 3 pgs
Fees:18.00 Taxes:499.50
20170306-0021785

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2017

Notary Public

My commission expires: 3-6-18

(Notary Stamp)

JANET E. GERE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 6, 2018

THIS INSTRUMENT PREPARED BY
Keith H. Solomon, Esquire
Solomon | Parks Title & Escrow, LLC
1535 W. Northfield Blvd, Ste 2
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Linda F. Burnsed	**Truxton Trust**	**Map\Parcel: 142-04-0A-182.00-CO**
214 Old Hickory Blvd	**4525 Harding Road, Ste 300**	
Nashville, TN 37211	**Nashville, TN 37205**	

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,

Matthew Berkowitz, unmarried

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

Linda F. Burnsed, unmarried

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. 182 of Belle Forest Condominiums, 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 and the Amendment to the Master Deed, of record in Book 5438, Page 699, and as amended in Book 6082, Page 866, and Book 6896, Page 144, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Forest, of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Berkowitz by Warranty deed from Judith M. Welch, married of record in Instrument No. 20050211-0015818 Register's Office for Davidson County, Tennessee, dated February 3, 2005 and recorded on February 11, 2005. (Value of consideration shown in aforementioned deed $89,000.00.) Being also known as 214 Old Hickory Blvd Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The premises herein insured is a condominium apartment established pursuant to 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 the 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 buildings 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 Belle Forest Condominium of record in Book 5438, Page 699, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 5438, Page 742, amended in Book 6082, Page 866, Instrument No. 20020321-0034877 and Instrument No. 20120125-0006973, in the Register's Office for Davidson County, Tennessee. Charter of record in Book 5460, Page 987, in the Register's Office for Davidson County, Tennessee. Articles of Incorporation of record in Book 6551, Page 78, in the Register's Office for Davidson County, Tennessee. Easement Agreement of record in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee. Sewer Easement to Harpeth Valley Utilities District of record in Instrument Number 20000915-0091869, in the Register's Office for Davidson County, Tennessee. Belle Forest Leasing Rules of record in Instrument Number 20120125-0006973 and in Instrument No. 20150618-0058446, in the Register's Office for Davidson County, Tennessee. Driveway and Utility Easement of record in Instrument Number 20130708-0070348, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This is improved (x) unimproved ( ) property known as 214 Old Hickory Blvd Nashville, TN 37211.

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 27 day of February, 2017.

Matthew Berkowitz

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand, at office, this 27th day of February, 2017.

Notary Public

My Commission Expires: 9/24/19

DANIELLE MARIE CRAVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 2173517
RECORD & RETURN TO:
Solomon | Parks Title & Escrow, LLC
1535 W. Northfield Blvd, Ste 2
Murfreesboro, TN 37129

True Copy Certification

I, Cecilia Kendall, 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.

Cecilia Kendall
Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Janet E. Gers, a notary public for this county and state, Cecilia Kendall, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Janet E. Gers
Notary's Signature

My Commission Expires:
3-6-18

