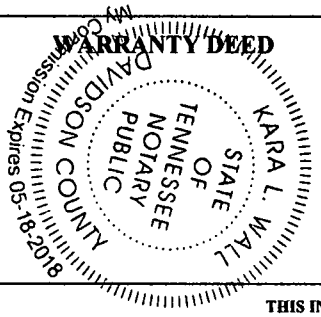
(159,000.00)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$159,000.00~~

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF MARCH, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3252B

BILL GARRETT, Davidson County
Trans: T20170027262 DEEDWARR
Recvd: 03/31/17 11:00 2 pgs
Fees: 13.00 Taxes: 588.30
20170331-0031523

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Carol L. Hamlett	Regions Bank	142-07-0E-108.00-CO
7245 Highway 70 S, Apt. 108	2050 Pkwy Office Cir	
Nashville, TN 37221	Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

REBECCA O'RAND ZUMETA EDMONDS, MARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CAROL L. HAMLETT, UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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 a certain condominium apartment in Davidson County, Tennessee, being Unit NO. 108 of the Belle Glen 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 for Belle Glen Condominiums of record in Book 11127, Page 361 as amended by First Amendment of record in Book 11156, Page 478; and by Second Amendment of record in Book 11186, Page 935; and by Third Amendment of record in Book 11210, Page 184, Register's Office for Davidson County, Tennessee, including but without limitation the By-Laws appended thereto, of record in Book 11127, Page 406, said Register's Office, 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 Plan of Belle Glen Condominiums, of record in Book 8250, Page 929, and as shown on Exhibit "E" to the Second Amendment to the Master Deed, of record in Book 11185, Page 935, said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to Rebecca O. Zumeta by Warranty deed from Katherine M. Radakovich and Scott M. Moran, wife and husband of record in Instrument No. 20060718-0086700 Register's Office for Davidson County, Tennessee, dated July 17, 2006 and recorded on July 18, 2006. Rebecca O. Zumeta having since married is now known as Rebecca O'Rand Zumeta Edmonds.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

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 Glen Condominiumsof record in Book 8250, Page 929, amended in Book 11127, Page 361 and First Amendment Book 11156, Page 478; Second Amendment Book 11186, Page 935 and Third Amendment Book 11210, Page 184, Register's Office for Davidson County, Tennessee.

Charter of Belle Glen Condominium Owners' Association, Inc. of record in Book 11163, Page Page 12 and Book 11127, Page 404, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer of record in Book 6483, Page 907, in the Register's Office for Davidson County, Tennessee.

Dedication of Public Utility Easement of record in Book 10791, Page 725, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 10922, Page 936, 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 property known as 7245 Highway 70 S, Apt. 108, Nashville, TN 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 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 27th day of March, 2017.

Rebbeca O. Zumeta Edmonds

STATE OF Maryland
COUNTY OF Montgomery

Personally appeared before me, a Notary Public of said County and State, REBBECA O. ZUMETA EDMONDS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of March, 2017.

Notary Public

My Commission Expires: May 5, 2020

GERARD P GRAVELINE
Notary Public
Montgomery County
Maryland
My Commission Expires May 5, 2020

File #: 17-3252B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027