THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170311014** BILL GARRETT, Davidson County Trans:T20170031175 DEEDWARR Recvd: 04/13/17 10:09 2 pgs Fees:13.00 Taxes:534.65 20170413-0036114	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $144,500.00. Affiant Subscribed and sworn to before me, this 7th day of April, 2017. Notary Public My Commission Expires:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner: Jennifer Kocher 214 Old Hickory Boulevard #200 Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-04-0A-200.00 CO

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 of which is hereby acknowledged, **Alicia Reece, an umarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Kocher, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No. 200 in a Horizontal Property Regime of Belle Forest Condominiums Apartments, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5438, Page 699, as amended in Book 6896. Page 144 and Instrument Number 20090819-0078072, 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 Condominiums as of record in Book 5200, Page 167, said Register' s Office, for a more complete identification and description of such unit.

Being the same property conveyed to ALICIA REECE, by deed from JOHN PAUL RICHIUSO and wife, GINA RICHIUSO, of record in Instrument No. 20150325-0025694, dated March 20, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 142-04-0A-200.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record as Plat Book 5200, page 167, said Register's Office.

Master Deed and ByLaws of record as Book 5438, pge 699, amended in Book 6896, page 144 and Instrument No. 20090819-0078072, said Register's Office.

Informational Note: The chain of title reveals the following deeds to grantees, who have owned said premises for the last 24 months, other than the instrument(s) referred to in Schedule A, Item 5 herein:

Deed of record in Instrument No. 20120718-0063108, dated July 13, 2012, said Register's Office.

This is improved property located at 214 Old Hickory Boulevard #200 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of April, 2017.

Alicia Reece

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alicia Reece, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of April, 2017.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018