BILL GARRETT, Davidson County
Trans: T20170031200 DEEDWARR
Recvd: 04/13/17 10:43 2 pgs
Fees: 13.00 Taxes: 1942.50

20170413-0036146

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $525,000.00. Affiant Subscribed and sworn to before me, this the 10th day of April, 2017. Notary Public My commission expires: (AFFIX SEAL)

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

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:	Map-Parcel Numbers
Robert P. Olson	New Owner:	Map 116-03-0-M Parcel 112.00co
359 President St.	359 President St.	
Charleston, SC 29403	Charleston, SC 29403	

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,

Erin V. Kelley, an unmarried person

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

Robert P. Olson, an unmarried man

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 112, as specified on the Plat shown in the Master Deed, on the Plan of Belle Meade Court Condominium, 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 Meade Court Condominiums, of record under Instrument No. 20081223-0122172, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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 Meade Court Condominium, for placement of Units, as shown on Exhibit "D" to the Master Deed of record under Instrument No. 20081223-0122172, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Erin V. Kelley, an unmarried person, by Deed dated January 20, 2015 from Ronn Huff, married, of record in Instrument No. 20150129-0008468, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "D" to the Master Deed of Belle Meade Court Condominiums, as shown in Instrument No. 20081223-0122172, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Subject to all matters shown on the Plan of record in Instrument No. 20081112-0111752, Register's Office for Davidson County, Tennessee. (3) Stormwater Detention Agreement of record as Instrument No. 20070208-0016683, said Register's Office. (4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20070306-0027614, said Register's Office. (5) Declaration of Right of Way Easement Agreement with Covenants and Restrictions of record as Instrument No. 20070404-0040334, said Register's Office. (6) 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 and By-Laws establishing a Horizontal Property Regime of Belle Meade Court Condominiums of record in Instrument No. 20081223-0122172 and Amendment to the By-Laws of record in Instrument No. 20101207-0097450, said Register's Office.. (7) Charter of Belle Meade Court Condominium Association, Inc. of record in Instrument No. 20081217-0120665, said Register's Office. (8) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **112 Kenner Avenue, Nashville, TN 37205**

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 **6th** day of **April, 2017.**

Erin V. Kelley

Erin V. Kelley

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Wilson

Personally appeared before me, a Notary Public of said County and State, **Erin V. Kelley,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **April, 2017.**

Notary Public

(seal)

MIKE HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 11/27/2017