Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170031551 DEEDWARR
Recvd: 04/17/17 09:19 2 pgs
Fees:13.00 Taxes:566.84
20170417-0036596

Y-VRES-17-210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,~~200.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2017.

JOHN T. COOK STATE OF TENNESSEE NOTARY WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 1/17/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gwen Huffman	**First Bank**	
(NAME) **210 Old Hickory Boulevard #16**	(NAME) **318 Seaboard Lane, Ste 205**	**142-04-0A-016.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **KENNETH A. ROBINSON AND JEAN EDWARDS ROBINSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GWEN HUFFMAN, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 16 as specified on the Plat shown in the Master Deed, on the Plan of Belle Forest Condominium Apartments, 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 Forest Condominium Apartments Condominiums, of record in Book 5438, page 699, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto 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 Forest Condominium Apartments, of record in Plat Book 5200, Page 167, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Kenneth A. Robinson by Warranty deed from Betty J. McAnn Bigham and spouse Guy W. Bigham, Jr of record in Book 7339, page 886, Register's Office for Davidson County, Tennessee, dated August 27, 1987 and recorded on August 31, 1987. See also Quitclaim Deed filed of record in Instrument No. 20130708-0070439 Register's Office for Davidson County, Tennessee, dated July 08, 2013 and recorded on July 08, 2013.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 167, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
- 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 Belle Forest Condominium Apartments, of record in Book 5438, Page 699, and By-Laws appended thereto, and Appointment of Substitute Trustee of record in Instrument No. 20090819-0078072, said Register's Office
- Charter of Belle Forest Homeowners Association of record in Book 5460, Page 987, Register's Office for Davidson County, Tennessee.
- Charter of Belle Forest Condominium Owners Association of record in Book 6551, Page 78, Register's Office for Davidson County, Tennessee.
- By-Laws of Belle Forest Homeowners' Association, Inc. of record in Book 5438, Page 742, amended in Book 6082, Page 866 and Instrument No. 20020321-0034877, in the Register's Office for Davidson County, Tennessee.
- Belle Forest Leasing Rules of record in Instrument No. 20120125-0006973 and Instrument No. 20150618-0058446, in the Register's Office for Davidson County, Tennessee.

- Easement Agreement between Belle Forest and American Building Company of record in Book 5074, Page 945, Register's Office for Davidson County, Tennessee.
- Sewer Easement to Harpeth Valley Utilities District of record in Instrument No. 20000915-0091869, in the Register's Office for Davidson County, Tennessee.
- Driveway and Utility Easement of record in Instrument No. 20130708-0070348, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **210 Old Hickory Boulevard #16 , 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 12th DAY OF APRIL, 2017.

Kenneth A. Robinson

Jean Edwards Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH A. ROBINSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of April, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEAN EDWARDS ROBINSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of April, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212