File No.

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Cathy Cupp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2017

Dana Warsop
Notary Public

MY COMMISSION EXPIRES: February 27, 2021
(AFFIX SEAL)

DANA WARSOP NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Donald R. Barrett, Jr., Esq.
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Katherine N. Hall	Fifth Third Mortgage Co	082090Q37700CO
(NAME) 377 Monroe Street	(NAME) 336 Main St	
(ADDRESS) Nashville, Tennessee 37208	(ADDRESS) Franklin, Tennessee 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/31/17 16:07 4 pgs
Fees:23.00 Taxes:2497.50
20170531-0054181

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, (I / We), MIA LENEE BELK, A SINGLE PERSON, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Katherine N. Hall, an 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:

Situated in Davidson County, Tennessee, being Unit No. 377, as set forth in the Amended & Restated Master Deed Establishing a Horizontal Property Regime of 4th & Monroe, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20120824-0076410, Instrument No. 20130411-0035975, Instrument No. 20130718-0074552 and Instrument No. 20150130- 0009095, in the Register's Office for Davidson County, Tennessee; said Unit being shown as part of Exhibit "D" to said Amended & Restated Master Deed, together with all common areas, open space, roads, right of ways, rights and easements appurtenant thereto.

Being the same property conveyed to MIA LENEE BELK, A SINGLE PERSON by deed from Nashten, LLC, dated August 28, 2013 and filed of record in Instrument Number 20130829-0091575, Register's Office for DAVIDSON County, Tennessee

THIS conveyance is made subject to:

See Schedule "A" for Exceptions

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record (6) easements, restrictions, building setback lines, covenants, agreements and mineral exceptions, if any, of record

This is improved ☒ property, known as 377 MONROE STREET, NASHVILLE, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 9th day of May, 2017.

MIA LENEE BELK

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-31960

STATE OF New Jersey
COUNTY OF Camden

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MIA LENEE BELK, A SINGLE PERSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 9th day of May, 2017

Commission expires: 3/30/22

Martha B. Mazeika
Notary Public

File Number:

RETURN TO:

MARTHA B. MAZEIKA
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2419220
My Commission Expires 3/30/2022

Schedule "A"

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. Rights or claims of parties in possession not shown by the public records.

3. Easements, or claims of easements, not shown by the public records.

4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.

6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

7. Restrictions upon the use of the premises not appearing in the chain of title to the land.

8. Taxes for 2016 and subsequent years, a lien not yet due and payable.

9. Covenants, conditions, easements and restrictions of record in Instrument No. 20120824-0076410, as amended of record in Instrument No. 20130411-0035975, Instrument No. 20130718-0074552, Instrument No. 20150130-0009095; Transfer of Declarant's Rights recorded as Instrument Number 20110128-0008010, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

10. Stormwater Detention Agreement recorded in Instrument Number 20070320-0033396 in the Register's Office for Davidson County, Tennessee.

11. Grant of Easement recorded in Instrument Number 20090721-0068097, in the Register's Office of Davidson County, Tennessee.

12. Easement for Use of Dumpster recorded in Instrument No. 20130528-0053582, in the Register's Office for Davidson County, Tennessee.

13. Charter of 4th & Monroe Community Association, Inc recorded in Instrument Number 20070621-0074453 in the Register's Office of Davidson County, Tennessee.

14. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which the improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

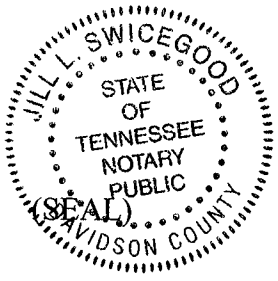
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018