# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

KARA L. WALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-18-2019

W-NC-17-214

**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) |
|---|---|---|
| **Nancy Tate Bumpous** | NEW OWNER | |
| (NAME) | (NAME) | **142-04-0A-114.00-CO** |
| **214 Old Hickory Boulevard #114** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | | |
| (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, **KIM MULLIN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NANCY TATE BUMPOUS,** unmarried, 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:

A certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, more particularly described as follows:

Being Unit No. 114 of Belle Forest Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 5438 at Page 699, as amended in Instrument No. 20020321-0034877, the Plat of which is of record in Plat Book 5200 at Page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kim Mullin, unmarried by Warranty deed from Susan Hare, Co-Administrator, Lorri Lampley, Co-Administrator, and Terri Watson, Co-Administrator, of the Estate of Frances B. Welker of record in Instrument No. 20141003-0091567 Register's Office for Davidson County, Tennessee, dated September 30, 2014 and recorded on October 03, 2014. (Value of consideration shown in aforementioned deed $71,000.00.) Being also known as 214 Old Hickory Boulevard #114 Nashville, Tennessee 37221.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Belle Forest Condominium Apartments of record in Book 5438, Page 699 and amended in Book 6896, Page 144, Register's Office for Davidson County, Tennessee.
- Charter of Belle Forest Homeowners Association of record in Book 5460, Page 987, in the Register's Office for Davidson County, Tennessee.
- Charter of Belle Forest Condominium Owners Association of record in Book 6551, Page 78, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5438, Page 742, amended in Book 6082, Page 866, Book 7957, Page 144, Instrument Number 20020213-0019280 and Instrument No. 20020321-0034877 and Instrument No. 20090819-0078072, in the Register's Office for Davidson County, Tennessee.
- Belle Forest Leasing Rules of record in Instrument Number 20120125-0006973, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement to Harpeth Valley Utilities District of record in Instrument Number 20000915-0091869, in the Register's Office for Davidson County, Tennessee.
- Driveway and Utility Easement of record in Instrument Number 20130708-0070348, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170062059 DEEDWARR
Recvd: 07/20/17 10:25 2 pgs
Fees:13.00 Taxes:536.50

20170720-0073221

• Belle Forrest Leasing Rules of record in Instrument Number 20150618-0058446, in the Register's Office for Davidson County, Tennessee.
• Drainage Easement of record in Book 7957, Page 145, 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: **214 Old Hickory Boulevard #114, 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 18th DAY OF JULY, 2017.

Kim Mullin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIM MULLIN, 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 18th of July, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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