Bill Garrett Davidson County
Batch# 30446 DEEDWARR
11/28/2017 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $591.63
20171128-0121035

STEVEN RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** CHEATHAM The actual consideration or value, whichever is greater, for this transfer is $159,900.00. Affiant Subscribed and sworn to before me, this 21st day of November, 2017. Notary Public STEVEN RICHARDSON My commission expires: 10-14-2020

THIS INSTRUMENT PREPARED BY:
SolomonParks Title & Escrow, LLC
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
John Lee	John Lee	142-04-0A-053.00-CO
210 Old Hickory Blvd. #53	210 Old Hickory Blvd. #53	
Nashville, TN 37221	Nashville, TN 37221	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Ashley Marie Gunther, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

John Lee, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 53 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 and amended in Book 6896, Page 144, 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, of record in Book 5200, Page 167, said Register's Office for a more complete description of such Unit.

Being the same property conveyed to Laura Harris and Ashley Marie Gunther, As Joint Tenants with Rights of Survivorship by Warranty deed from Abigail L. Williams and Wesley Scott Williams, wife and husband of record in Instrument No. 20170719-0072865 Register's Office for Davidson County, Tennessee, dated July 14, 2017 and recorded on July 19, 2017.

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Being the same property conveyed to Ashley Marie Gunther, unmarried by Quitclaim deed from Laura Harris, unmarried of record in Instrument No. 20170922-0097298 Register's Office for Davidson County, Tennessee, dated September 20, 2017 and recorded on September 22, 2017.

This is improved property known as **210 Old Hickory Blvd. #53, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21st day of November, 2017.

Ashley Marie Gunther

Ashley Marie Gunther

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ashley Marie Gunther, the bargainors, 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, and who swore to the statements made above and subscribed she name above.

Witness my hand and official seal this 21st day of November, 2017.

Lisa K R Wagner

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 70170499

SP 11/2015

True Copy of Certification

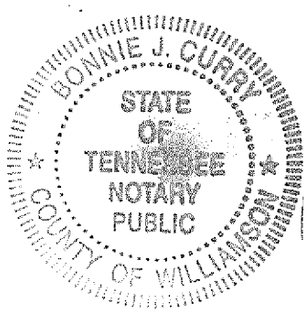
I, Lisa K.R. Wagner, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Lisa K.R. Wagner

State of Tennessee

County of Rutherford

Personally appeared before me, Bonnie J. Curry, a notary public for this county and state, Lisa K.R. Wagner, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.



Bonnie J. Curry, Notary Public

My commission expires on 11/04/18