Bill Garrett Davidson County
Batch# 36397 DEEDWARR
12/12/2017 12:11:30 PM 5 pgs
Fees: $28.00 Taxes: $1,977.84
20171212-0126607

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 43792

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED THIRTY FOUR THOUSAND FIVE HUNDRED FIFTY AND 00/100 ($534,550.00) DOLLARS, cash in hand paid by CHRISTOPHER E. SCHNEIDER and ALLAN C. ROMAN, receipt of which is hereby acknowledged, BELMONT COURT, LLC, a Tennessee limited liability company, has bargained and sold, and by these presents does transfer and convey unto the said CHRISTOPHER E. SCHNEIDER and ALLAN C. ROMAN, their heirs and assigns, a certain tract or parcel of land as follows:

A certain condominium located in Davidson County, Tennessee, being Unit D, together with the common areas, of 2216 Belmont Homes, a Horizontal Property Regime established pursuant to 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, under the Declaration of Covenants, Conditions and Restrictions for 2216 Belmont Homes, a Horizontal Property Regime with Private Elements (the "Declaration") of record in Instrument No. 20160829-0089813, in the Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Units being depicted in said Declaration.

Together with an undivided percentage interest in the Common Elements belonging to and appertaining to said Unit as defined and set forth in said Declaration and including voting percentages set forth therein.

And together with the Limited Common Elements serving exclusively said Unit as an inseparable appurtenance thereto as defined and set forth in said Declaration.

Being part of the same property conveyed to Belmont Court, LLC, a Tennessee limited liability company, by Special Warranty Deed from Hilsea Holdings, LTD, dated March 29, 2016, and of record in Instrument No. 20160330-009953, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for 2216 Belmont Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160829-0089813, as amended in Instrument No. 20171128-0121411, both in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Plat Book 421, Page 34, in the Register's Office of Davidson County, Tennessee.

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said CHRISTOPHER E. SCHNEIDER and ALLAN C. ROMAN, their heirs and assigns, forever. And it does covenant with the said CHRISTOPHER E. SCHNEIDER and ALLAN C. ROMAN, that it is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered. And it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to the said CHRISTOPHER E. SCHNEIDER and ALLAN C. ROMAN, their heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF,** BELMONT COURT, LLC, has caused its name to be subscribed hereto by its duly authorized agent on this the 8th day of December, 2017.

BELMONT COURT, LLC

By: Chase Thornton, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared CHASE THORNTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of BELMONT COURT, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such officer, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Company as Authorized Agent.

WITNESS MY HAND and official seal at office in said County this 8th day of December, 2017.

NOTARY PUBLIC

My Commission Expires: 2/27/21

AMANDALYN R. MANLEY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DICKSON
MY COMM. EXPIRES

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $534,550.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 8 day of December, 2017.

NOTARY PUBLIC

GROVER C COLLINS
TENNESSEE NOTARY PUBLIC
My Comm Exp 09-07-2021
COUNTY OF DAVIDSON

My Commission Expires: 9/7/21

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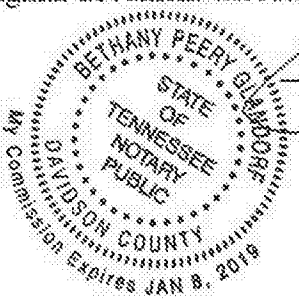
Tax Map
104 16 0K 004.00

ADDRESS OF NEW OWNERS:
CHRISTOPHER E. SCHNEIDER
ALLAN C. ROMAN
1015 CARRIAGE HILL DRIVE
HENDERSONVILLE, TN 37075

SEND TAX BILLS TO:
SAME

# True Copy Certification

I, Grover Collins, 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.




Signature

State of Tennessee

County of Davidson

Personally appeared before me, Bethany Glandorf a notary public for this county and state, Grover Collins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Bethany Peery Glandorf
Notary's Signature

My Commission Expires: 01/08/2019
Notary's Seal (if on paper)