Bill Garrett Davidson County
Batch# 60046 DEEDWARR
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Fees: $18.00 Taxes: $536.50
20180216-0015520

This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 6**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**
File Number: **WWD-3308S**

FF 34080

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Diana Hood, an unmarried woman,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Paige E. Hopkins, unmarried**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 92 on the Plan of Belle Forest Condominium Apartments, of record in Plat Book 5200, page 167, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Forest, a horizontal property regime established by Master Deed of record in Book 5438, page 699, as amended in Book 6082, page 866, Book 6896, page 144, Book 7886, page 939, Instrument No. 20020321-0034877 and Instrument No. 20090819-0078072, said Register's Office.

Being the same property conveyed to Leonard Belmares by deed dated September 12, 2007 from Justin G. Milling of record in Instrument No. 20070919-0111999, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Diana Hood, an unmarried woman by deed dated August 29, 2016 from Leonard Belmares, a married man of record in Instrument No. 20160902-0092627, Register's Office for Davidson County, Tennessee.

This is improved property also known as 214 Old Hickory Boulevard, Unit 92, Nashville, Tennessee, 37221.

Map and Parcel: 142040A09200CO

This conveyance is subject to the following:

1.) All easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record, and including, but not limited to the Master Deed of record in Book 5438, page 699, Register's Office for Davidson County, Tennessee, and By-Laws of record in Instrument Number 20150618-0058446, Register's Office for Davidson County, Tennessee.

2.) Provisions of the Tennessee Horizontal Property Act, *Tennessee Code Annotated, Sections 66-27-201 et seq.*, incorporated herein by reference.

3.) All encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand, this 16th day of February, 2018.

Diana Hood -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diana Hood, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 16th day of February, 2018.

NOTARY PUBLIC
My commission expires: 12/19/2020

Grantee(s) Name, Address:	Send Tax Statement To:
Paige Hopkins	New Owner
214 Old Hickory Boulevard, #92	
Nashville, TN 37221	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$145,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 16th day of February, 2018.

Affiant

NOTARY PUBLIC
My commission expires: 10-7-2019

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

