WARRANTY DEED

Bill Garrett Davidson County
Batch# 130532 **DEEDWARR**
08/17/2018 11:09:46 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20180817-0081772

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Amy Dieterle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2018.

UR Walters
Notary Public

MY COMMISSION EXPIRES: 8.9.19

(AFFIX SEAL)

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIDWELL & BARRETT, P. C.
Stewart Title Company Tennessee Division,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alyssa Kark	New Owner	140040A16700CO
(NAME)	(NAME)	
214 Old Hickory Boulevard, Unit 167		
(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 considerations, the receipt of which is hereby acknowledged, I, Jill A. Burns, unmarried, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Alyssa Kark, a Single Woman hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 167 on the Plan of Belle Forest Condominium Apartments, of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jill A. Burns, unmarried by Quitclaim Deed from Jill A. Burns and Shelley A. Burns, joint tenants with right of survivorship, dated August 20, 2003 and recorded September 23, 2003 of record in Instrument No. 20030923-0140637, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jill A. Burns and Shelley A. Burns, joint tenants with right of survivorship by Warranty Deed from Rick D. Florian and Lisa L. Lanham the said Rick D. Florian and Lisa L. Lanham have since married and Lisa L. Lanham is now known as Lisa L. Florian, dated May 28, 2003 and recorded June 04, 2003 of record in Instrument No. 20030604-0076350, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING;

Taxes for 2018 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of record in Plat Book 5200, Page 167, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions and easements, if any, recorded as Book 5438, Page 699, Bylaws recorded in Book 5438, Page 742, Amended Bylaws recorded in Book 6082, Page 866 and Amended Bylaws recorded as Instrument No. 20020321-0034877, in the Register's Office of Davidson County, Tennessee.

Easement recorded in Book 5074, Page 945 in the Register's Office of Davidson County, Tennessee.

Notice of Appointment of Successor Trustee recorded in Book 6896, Page 144, in the Register's Office of Davidson County, Tennessee.

Charter of Bell Forest Homeowners Association recorded in Book 5460, Page 987, in the Register's Office of Davidson County, Tennessee.

Articles of Incorporation of Bell Forest Condominium Homeowners Association Record in Book 6551, Page78, in the Register's Office of Davidson County, Tennessee.

Deed and Agreed Order of Possession Recorded as Instrument No. 20000915-0091869, in the Register's Office of Davidson County, Tennessee.

Belle Forest Leasing Rules recorded as Instrument No. 20150618-0058446, in the Register's Office of Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ 214 Old Hickory Boulevard, Unit 167, Nashville, TN 37221
(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), his/her/their 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), his/her/their 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 hand this 14th day of August, 2018 .

Jill A. Burns

Jill A. Burns

State of Tennessee
County of Davidson

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

WITNESS my hand and seal this 14th day of August, 2018.

Notary Public: _____
My Commission Expires: 8/15/22

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County