THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180717090**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. Affiant Subscribed and sworn to before me, this 13th day of September, 2018. Notary Public My Commission Expires: 7/8/19

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Y Johnson Davidson County
Batch# 140865 DEEDWARR
09/14/2018 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20180914-0091461

WARRANTY DEED

Address New Owner: Ashley R. White 21 Vaughns Gap Road #116 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129-15-0A-116.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brenda Kirby, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ashley R. White , unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 116 of Belle Meade Highlands Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated and as established by Master Deed of record in Book 7091, page 302 amended in Instrument 200804240042111, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Reference is hereby made to the Plan of Belle Meade Highalnds Condominiums as set forth in Exhibit A2 of said Master Deed for a more complete description of said unit.

Being the same property conveyed to Brenda Kirby, unmarried by Warranty deed from Christopher M. Stutz, unmarried of record in Instrument No. 20110427-0032219 Register's Office for Davidson County, Tennessee, dated April 20, 2011 and recorded on April 27, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

All matters shown on the Plan of Belle Meade Highlands Condominiums attached as Exhibit A-2 to Master Deed of record in Book 7091, page 302, amended in Instrument 200804240042111, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment 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, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other

undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Meade Condominiums of record in Book 7091, Page 302, amended in Instrument 200804240042111, Register's Office for Davidson County, Tennessee.

By-Laws appended to Master Deed in Book 7091, page 351, amended in Instrument 200710250126213, Register's Office for Davidson County, Tennessee. Charter in Book 7102, page 223, Register's Office for Davidson County, Tennessee.

Easement in Book 11000, page 273, Register's Office for Davidson County, Tennessee.

Easements for sanitary sewers and/or storm drainage in Book 4816, page 427 corrected in Book 81,page 710, Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Rights of others in & to the common areas and/or elements.

This is improved property located at 21 Vaughns Gap Road #116 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of September, 2018.

Brenda Kirby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 13th day of September, 2018.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY