This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2778

Karen Y Johnson Davidson County
Batch# 141878 DEEDWARR
09/17/2018 01:55:19 PM 2 pgs
Fees: $13.00 Taxes: $517.63
20180917-0092048

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $139,900.00

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2018

Notary Public
My Commission Expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Becky S.Yannayon 214 Old Hickory Blvd. # 82 Nashville, TN 37221	New Owner	142-4-A-82.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Ashley M. King, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Becky S. Yannayon, a single woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, and being Unit No. 82 of the Belle Forest Condominium Apartments, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Belle Forest of record in Book 5438, page 699, as amended, Register's Office for 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, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plan of Belle Forest Condominium Apartments of record in Book 5200, page 167, said Register's Office, for a more complete identification and placement of such Unit.

Being the same property conveyed to Ashley M. King, an unmarried woman by Warranty Deed from Karyle S. McMahon, unmarried, dated January 6, 2017, recorded January 11, 2017, of record in Instrument No. 20170111-0003083, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Karyle S. McMahon by Quitclaim Deed from Roman Yanovskiy, dated June 12, 2008, recorded June 17, 2008, of record in Instrument No. 20080617-0062219, said Register's Office.

This is improved property located at: **214 Old Hickory Boulevard, 82, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 31st day of August, 2018.

GRANTOR:

Ashley M. King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ashley M. King, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of August, 2018.

Notary Public
My Commission expires: 4-28-19

DEBORAH L. BISSELL
NOTARY PUBLIC
STATE OF TENNESSEE
PERRY COUNTY
My Commission Expires APRIL 28, 2019