BOX 10-A

Karen Y Johnson Davidson County
Batch# 164437 DEEDWARR
11/21/2018 12:44:09 PM 2 pgs
Fees: $13.00 Taxes: $698.93
20181121-0114685

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18461

Send Tax Bills To:
New Owner

New Owner is:
Amanda Lueking Nowlin
214 Old Hickory Blvd. #147
Nashville, TN 37221

MAP: 142-04-0A
PARCEL: 147.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Shaunda Sells, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Amanda Lueking Nowlin, unmarried**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 214 Old Hickory Blvd., #147, Nashville, TN 37221

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 147 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 Number 20020321-0034877 and Instrument Number 20090819-0078072, said Register's Office.

BEING the same property conveyed to Shaunda Sells, an unmarried woman, by Warranty Deed from Justin G. Milling, an unmarried man, dated 1/4/16 and recorded 1/6/16 in Instrument Number 20160106-0001186, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 20th day of November, 2018.

GRANTOR:

Shaunda Sells

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Shaunda Sells**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 20th day of November, 2018.

Notary Public

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $188,900.00.

Affiant

SWORN TO and subscribed before me this 20th day of November, 2018.

NOTARY PUBLIC
My commission expires:

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021