THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 20481

Karen Y Johnson Davidson County
Batch# 182325 DEEDWARR
01/10/2019 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20190110-0002647

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 ($975,000.00) DOLLARS, cash in hand paid by Grantee, receipt of which is hereby acknowledged, I, ROBERT E. THORNTON ("Grantor"), unmarried, have bargained and sold, and by these presents do transfer and convey unto the said TODD GELFAND, Trustee of the THE BELMONT TRUST, u/a/d November 14, 2018, his successors and assigns ("Grantee"), a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 122 on the map of Belmont Land Company's Plan of Lots, of record in Book 421, Page 34, Register's Office for said County.

Said Part of Lot No. 122 fronts 50 feet on the easterly side of Belmont Boulevard and runs back between lines 178 feet to an alley in the rear on which it measures 57-1/2 feet.

Being the same property conveyed to Robert Eric Thornton, unmarried, by deed from Lisa K. Bell, unmarried, dated December 28, 2017 and of record in Instrument No. 20180102-0000176, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Book 421, Page 34, in the Register's Office of Davidson County, Tennessee.

This property is subject to right-of-way of Belmont Blvd and an alley.

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to Grantee, forever. And I do covenant with the said Grantee, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2019 Davidson County property taxes which have been prorated and will be paid by Grantee. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, against the lawful claims of all persons whomsoever.

**WITNESS MY HAND,** on this 2nd day of January, 2019.

ROBERT E. THORNTON

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, ROBERT E. THORNTON, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 27th day of December, 2019.

NOTARY PUBLIC

AMANDALYN R. MANLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 02/27/2021 COUNTY OF DICKSON

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $975,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 2nd day of January, 2019.

NOTARY PUBLIC

C M CORRIVEAU NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

My Commission Expires: 3/8/2021

**********

Tax Map & Parcel:
104 16 0 373.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
THE BELMONT TRUST
1880 Century Park East, Suite 1600
Los Angeles, CA 90067

# True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

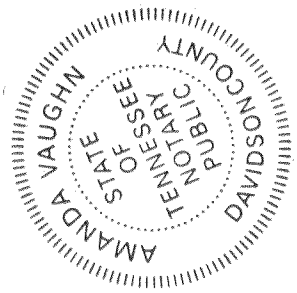
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)