WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-17-21

(AFFIX SEAL)

George Ziagos, Jr. Notary Public State of Tennessee My Commission Expires Williamson County

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1321 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Oddo	New Owner	142040A03200CO
(NAME)	(NAME)	
210 Old Hickory Boulevard, Unit 32		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 229221 DEEDWARR
05/13/2019 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $453.25
20190513-0044766

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, **Christopher S. Tywater**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Joseph Oddo, a single man**, hereinafter called the GRANTEE(S), his heirs and/or 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. 32 in a Horizontal Property Regime located on the Plat of Belle Forest Condominium Apartments of record in Book 5200, Page 167, and established by Master Deed of record in Book 5438, Page 699, Amendment of By-Laws of record in Book 6082, Page 866 and Instrument No. 20020321-0034877, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Christopher S. Tywater, an unmarried person by Warranty Deed from William J. Bachus and wife, Janet E. Banchus, dated 03/26/1999 recorded 04/07/1999, of record in Book 11420, Page 414, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2019 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, easements and restrictions of record in Book 5438, Page 699, Notice of Appointment of Successor Trustee of record in Book 6896, Page 144, Appointment of a Substitute Trustee of record in Book 7886, Page 939, Instrument No. 20090819-0078072, Amendment of Bylaws of record in Book 6082, Page 866, Belle Forest Homeowners Association, Inc., Amendment of By-Laws of record in Instrument No. 200203210034877, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Easement Agreement of record in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.
Easement contained in Warranty Deed of record in Book 7957, Page 145, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Public Utilities Easement of record in Book 8019, Page 126, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sewer Line of record in Book 8248, Page 214, in the Register's Office for Davidson County, Tennessee.
Driveway and Utility Easement Agreement of record in Instrument No. 20130708-0070348, in the Register's Office for Davidson County, Tennessee.
Charter of Belle Forest Homeowners Association of record in Book 5460, Page 987, in the Register's Office for Davidson County, Tennessee.
Articles of Incorporation of Belle Forest Condominium Owner's Association of record in Book 6551, Page 78, in the Register's Office for Davidson County, Tennessee.
Deed and Agreed Order of Possession of record in Instrument No. 20000915-0091869, in the Register's Office for Davidson County, Tennessee.
Belle Forest Leasing Rules of record in Instrument No. 20120125-0006973 and Instrument No. 20150618-0058446, in the Register's Office for 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 ☒ 210 Old Hickory Boulevard, Unit 32, 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 heirs and/or 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 heirs and/or 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.

Effective the 13th day of May, 2019.

Christopher S. Tywater

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher Shane Tywater, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of May, 2019.

Notary Public:
My Commission Expires: 2-21-22

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File No.: 383137
Warranty Deed TN

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

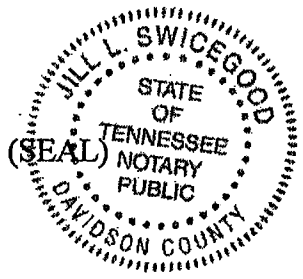
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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