WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19-4147

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 19-1831
Parcel ID: 114-11-0A-007.00-C

Karen Johnson Davidson County
Batch# 231523 DEEDWARR
05/17/2019 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $717.80
20190517-0046686

Property Address:
7470 Charlotte Pike, APT. 107, Nashville, TN 37209

—Above This Line Reserved For Official Use Only—

Warranty Deed

Send Tax Statements To:
Mortgage Investors Group
8320 E Walker Springs Lane, Ste 200
Knoxville, TN 37923

Address of New Owner:
Emmett J. Belote and Gudrun S. Belote
4705 Holly Springs Rd.,
Nashville, TN 37221

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **SCOTT D. BASS, a married man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **EMMETT J. BELOTE and GUDRUN S. BELOTE, husband and wife**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being 107, together with the appurtenant interest in the common elements of West Hills Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20001212-012257, amended in Instrument No. 20020125-0010758, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Amendment to Master Deed.

Being the same property conveyed to SCOTT D. BASS, a married man by Deed dated August 4, 2016 from SARAH ELIZABETH HAZELWOOD, recorded August 8, 2016, in Instrument Number 20160808-0082141, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 7470 Charlotte Pike, APT. 107, Nashville, TN 37209.

The property conveyed herein was not the principal residence of the Grantor nor the Grantor's spouse.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2019 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Instrument Number 20020821-0101251, Register's Office for Davidson County, Tennessee.

3. Access Easement Agreement in Book 10008, page 79, Register's Office for Davidson County, Tennessee.

4. Easement in Instrument No. 20030225-0024736, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement in Instrument No. 20001208-0121328 and Instrument No. 20030506-0060048, Register's Office for Davidson County, Tennessee.

6. Mineral Rights Easement in Book 358, page 46, Register's Office for Davidson County, Tennessee.

7. Right of Way Easement in Book 751, page 374 and Book 1634, page 593, Register's Office for Davidson County, Tennessee.

8. Tennessee Electric Powerline Easement in Book 787, pages 13 & 14, Register's Office for Davidson County, Tennessee.

9. Easement for Family Cemetery in Book 2484, page 315, Register's Office for Davidson County, Tennessee.

10. Agreement for Dedication of Easements for Sanitary Sewers in Book 5222, pages 720 and 723, Register's Office for Davidson County, Tennessee.

11. West Hills Condominiums Homeowners Association, Inc. of record in Instrument Number 20151007-0102294, Register's Office for Davidson County, Tennessee.

12. Charter of West Hills Condominiums Homeowners Association, Inc. in Instrument No. 20001212-0122256, Register's Office for Davidson County, Tennessee.

13. Master Deed establishing a Horizontal Property Regime of West Hills Condominiums with By-Laws appended thereto, of record in Instrument Number 20001212-0122257, supplemented in Instrument No. 20020125-0010757, amended in Instrument 20020125-0010758, 20021021-0128687, and 20040115-0006459, and Instrument Number 20180511-0045318, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 14 day of May, 2019.

Scott D Bass by Amanda Johnson his attorney in fact

SCOTT D. BASS by AMANDA JOHNSON, his Attorney-In-Fact, of record in Instrument No. 201905170046685 **RODC, TN.**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 14 day of May, 2019, before me personally appeared **AMANDA JOHNSON**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **SCOTT D. BASS**, and who acknowledged that she executed the same as the free act and deed of **SCOTT D. BASS**.

WITNESS my hand and official seal at Franklin, Tennessee, this 14 day of May, 2019.

My Commission Expires:
2-4-23

Notary Public

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $194,000.00.

Affiant

SWORN TO and subscribed before me on this 14 day of May, 2019.

Notary Public
My Commission Expires:
9-24-22

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

