Karen Johnson Davidson County
Batch# 236449 DEEDWARR
05/30/2019 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20190530-0051154

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th day of May, 2019

(Affix Seal) Notary Public

My Commission Expires: 11/10/2019

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

2019-686-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
BL & BW Investment Properties, LLC 408 Chesterfield Place Franklin, TN 37064	NEW OWNER	Map/Parcel 142 04 0A 174.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Aileen Elizabeth Ryan, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **BL & BW Investment Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE, its successors and assigns, that 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. 174 in a Horizontal Property Regime of Belle Forest Condominium Apartments created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5438, page 699, and as amended in Book 6896, page 144, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Forest Condominiums, as of record in Book 5200, page 167, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aileen Elizabeth Ryan, an unmarried woman by Warranty Deed from Deborah G. Flowers, dated September 29, 2015, of record in Instrument No. 20150930-0099212, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. All matters appearing on the Plan of Belle Forest Condominium Apartments of record in Book 5200, page 167, Register's Office for Davidson County, Tennessee.
2. This conveyance is made subject to all the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to 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 building thereon; and also including, without limitations all conditions, covenants, restrictions and options, burdens, assessments and other undertaking contained in the Master Deed of record in 5438, page 600, as amended in

Book 6896, page 144; Instrument No. 20090819-00708072 and Instrument No. 20150618-0058446, Register's Office for Davidson County, Tennessee.

3. Charter for Belle Forest Homeowners' Association of record in Book 6551, page 78, Register's Office for Davidson County, Tennessee.
4. By-Laws of record in Book 5438, page 742 and Book 6082, page 866, Register's Office for Davidson County, Tennessee.
5. Easement Agreement of record in Book 5074, page 945, Register's Office for Davidson County, Tennessee.
6. Subject to rights of others in and to the common areas and/or elements.
7. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This is improved property known as 214 Old Hickory Boulevard, Apt. 174, Nashville, TN 37221 .

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and 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.

Witness my hand this 29th day of May, 2019:

Aileen Elizabeth Ryan by Angela Jefferson Langford, her Attorney-In-Fact

Aileen Elizabeth Ryan by Angela Jefferson Langford, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of May, 2019, before me personally appeared Angela Jefferson Langford, 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 Aileen Elizabeth Ryan, and who acknowledged that she executed the same as the free act and deed of Aileen Elizabeth Ryan.

Witness my hand, at office, this 29th day of May, 2019.

Notary Signature
My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

