This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Kristin Grapentin
Affiant

Subscribed and sworn to before me, this 11 day of July, 2019.

Notary Public
My commission expires: 1/17/21

Karen Johnson Davidson County
Batch# 256018 DEEDWARR
07/12/2019 09:39:16 AM 2 pgs
Fees: $13.00 Taxes: $629.00
20190712-0068047

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
BRIAN CAROTHERS	Studio Bank	142-15-0A-043.00 CO
112 BELLEVUE ROAD, #007	124 12th Ave S, Ste 400	
NASHVILLE, TN 37221	Nashville, TN 37203	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Julianna Maria Leach, now known as Julianna Maria Smith, married,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to, **Brian Carothers, an unmarried man, as to an undivided 50% interest, and Kristin Grapentin, an unmarried woman, as to an undivided 50% interest, as joint tenants with right of survivorship,** hereinafter called the Grantees, their successors and 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. 43 on the Plan of Bellevue Manor Condominiums, a Horizontal Property Regime pursuant to the Tennessee horizontal property act, as shown on the master deed of record in Book 5520, Page 203, amended in Instrument No. 20081217-0120696, Register's Office for said County, and more particularly described in Plat Book 5200, Page 231, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Julianna Maria Leach, by Deed recorded May 4, 2015 from Jonna L. Watson and husband, Jordan Watson, of record in Instrument No. 20150504-0040006, Register's Office for Davidson County, Tennessee.

Julianna Maria Leach has since married and is now known as Julianna Maria Smith.

Subject property is not now, nor has ever been, the marital residence of grantor

This is improved property known as 112 Bellevue Road #007, Nashville, Tennessee 37221 (aka Unit No. 43).

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.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs 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 11th day of July, 2019.

Julianna Maria Leach (NKA) Julianna Maria Smith

JULIANNA MARIA LEACH NOW KNOWN AS JULIANNA MARIA SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JULIANNA MARIA LEACH NOW KNOWN AS JULIANNA MARIA SMITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 11th day of JULY, 2019.

Notary Public

My Commission expires: 11/08/22

(SEAL) BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON