WARRANTY DEED

Karen Johnson Davidson County
Batch# 257287 DEEDWARR
07/16/2019 08:56:52 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20190716-0069211

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2019.

Notary Public

My commission expires: 5/9/23
(AFFIX SEAL)

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Thomas J. Bell **Lori Hennon-Bell**		**Map 104-02-4-B Parcel 203.00co**
3000 Vanderbilt Place #203	Owner	
Nashville, TN 37212	544 Lake Drive Princeton, NJ 08540	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Steven A. Gorman and Rose Mary Gorman, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas J. Bell and Lori Hennon-Bell, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 203 of the Bristol West End, a Condominium Development, established pursuant to 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, under the Master Deed establishing Bristol West End, a Condominium Development, of record in Instrument No. 20070503-0053313, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereto and the By-Laws to the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical telephone and other utility easements, now and hereafter established over, through or upon the land embracing the regime and buildings thereof, said unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended in Instrument No. 20070629-0077729, said Register's Office.

Being the same property conveyed to Steven A. Gorman, married, by Deed dated July 30, 2007, from Bristol West End Ventures, Inc., a Tennessee Corporation, of record in Instrument No. 20070813-00962446, Register's Office for Davidson County, Tennessee, and further conveyed to Steven A. Gorman and wife, Rose Mary Gorman, by Deed dated January 10, 2008, from Steven A. Gorman, married, of record in Instrument No. 20080115-0004478,

Conveyance of the above described property is subject to the following: 1) The Plan as set out on Exhibit "C" to the Master Deed of record in Instrument No. 20070503-0053313, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Temporary Easement Deed of record in Instrument No. 20060320-0031877 and as re-recorded in Instrument No. 20060405-0039176, Register's Office for Davidson County, Tennessee. 3) All matters shown on the Boundary Plat of record in Instrument No. 20060801-0093560, Register's Office for Davidson County, Tennessee. 4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, of record in Instrument No. 20040615-0070569, Register's Office for Davidson County, Tennessee, as shown on ALTA/ACSM Survey, dated August 3, 2004, last revised May 9, 2005, by Robert M. Searson, Tennessee R.L.S. No. 1666.5) Twenty-foot (20') Sanitary Sewer Easement along the easterly lot line of Lot 20 and the westerly lot lines of Lot Nos. 4, 5, 6 and 7 as shown on the ALTA/ACSM Survey dated August 3, 2004, last revised May 9, 2005, by Robert M. Searson, Tennessee R.L.S. No. 1666. 6) Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee. 7) Declaration of Restrictive Covenants of record in Instrument No. 20050105-0001970, Register's Office for Davidson County, Tennessee. 8) Stormwater Detention Agreement of record in Instrument No. 20050603-0062976, said Register's Office. 9) The Premises herein insured is a condominium apartment established pursuant 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 for the administration thereof; also 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, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Bristol West End Condominiums of record in Instrument No. 20070503-0053313 and as amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, and Instrument No. 20101130-0095113, Register's Office for Davidson County, Tennessee. 10) Second Amendment to the Master Deed of Bristol West End, a Condominium Development, of record in Instrument No. 20081016-0104201; Third Amendment of record in Instrument No. 20101130-0095113, Instrument No. 20170316-0025728, Instrument No. 20170816-0083852, Instrument No. 20171208-0125448, Instrument No. 20180213-0014078, Instrument No. 20181214-0121640, Instrument No. 20190318-0024128, and Instrument No. 20190624-0060657, Register's Office of Davidson County, Tennessee. 11) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **3000 Vanderbilt Place #203, Nashville, TN 37212**.

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 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 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/our hand(s) this **15th** day of **July, 2019.**

Steven A. Gorman

Rose Mary Gorman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Steven A. Gorman and Rose Mary Gorman,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **July, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21