6

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190621018**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $140,000.00. Affiant Subscribed and sworn to before me, this 16th day of July, 2019. Notary Public **I. Dyke Tatum** My Commission Expires: **5/3/2021**

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Karen Johnson Davidson County
Batch# 257825 **DEEDWARR**
07/17/2019 08:34:10 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20190717-0069684

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles Derik Hultquist 214 Old Hickory Boulevard, Apartment 136 Nashville TN 37221	Mortgage Investors Group 8320 East Walker Springs Lane Suite 200 Knoxville, Tennessee 37923	Tax Parcel ID No. 142-04-0A-136.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bethann Easterly, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles D. Hultquist, an unmarried man,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 136, on the Horizontal Property Regime for Belle Forest, as recorded in the Master Deed of record in Book 5438, page 699 and as shown on plat of record in Plat Book 5200, page 167, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description. Together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to BETHANN EASTERLY, by deed from WANDA GAYLE MAYBERRY, of record in Instrument No. 20071002-0117326, dated September 28, 2007, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 142-04-0A-136.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 167, said Register's Office.

Master Deed of record in Book 5438, page 699, Amendment to ByLaws of record in Book 6082, page 866 and in Instrument No. 20020321-0034877, Appointment of Substitute Trustee of record in Instrument No. 20090819-0078072, said Register's Office.

Belle Forest Leasing Rules of record in Instrument No. 20120125-0006973 and in Instrument No. 20150618-0058446, said Register's Office.

Easement Agreement of record in Book 5074, page 945, said Register's Office.

Easement granted to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee by virtue of Order of record in Instrument No. 20000915-0091869, said Register's Office.

Sanitary Sewer Easement of record in Book 8248, page 214, said Register's Office.

Easement for construction and maintenance of a drainage facility of record in Book 7957, page 145, said Register's Office.

This is improved property located at 214 Old Hickory Boulevard, Apartment 136 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of July, 2019.

Bethann Easterly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bethann Easterly, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 2019.

Notary Public

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

My Commission Expires: _____