THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190721625

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $441,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of August, 2019.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Johnson Davidson County
Batch# 271455 DEEDWARR
08/14/2019 12:48:43 PM 2 pgs
Fees: $13.00 Taxes: $1,631.70
20190814-0081258

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Larry Wacholtz 4120 Ridgefield Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 116-03-OM-401.00CO

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, **William M. Humphrey and Carolyn S. Humphrey, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Larry Wacholtz, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

E.

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 401 of Belle Meade Court Condominium, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Belle Meade Court Condominium, a Horizontal Property Regime, of record in Instrument Number 20081223-0122172, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "D" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to William M. Humphrey and Carolyn S. Humphrey, Husband and Wife by Warranty Deed from Monica Kyle, unmarried, recorded on the 1st day of May, 2014 in Instrument No. 20140501-0036703, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat as recorded in Plat Book 421, Page(s) 100; Plat Book 421, Page 155; Instrument Nos. 20061114-0140984 and 20081112-0111752, in the Register's Office of Davidson County, Tennessee.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BELLE MEADE COURT CONDOMINIUMS of record in Instrument No. 20081223-0122172, in the Register's Office of Davidson County, Tennessee; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical,

Return to:
[illegible]dy Title and Escrow, LLC
012 21st Avenue South
[illegible]ashville, TN 37212
File #: JM-FC-19-4120-401

telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for right-of-way, recorded in Instrument Nos. 20070306-0027614 and 20070404-0040334, in the Register's Office of Davidson County, Tennessee.

Easement for sewer, recorded in Instrument No. 20070208-0016683, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 4120 Ridgefield Drive Nashville TN 37205

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 9th day of August, 2019.

William M. Humphrey

Carolyn S. Humphrey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William M. Humphrey and Carolyn S. Humphrey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2019.

Notary Public

My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021