WARRANTY DEED

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $205,000.00.

Affiant

Subscribed and sworn to me on August 9, 2019.

NOTARY PUBLIC

My Commission Expires:

Karen Johnson Davidson County
Batch# 271467 DEEDWARR
08/14/2019 01:16:27 PM 3 pgs
Fees: $18.00 Taxes: $758.50

20190814-0081279

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32708

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John Allen Stanford, Jr. & Jane B. Stanford 159 Road 1067 Tupelo, MS 38804	SAME ADDRESS AS NEW OWNER	142-07-OG-214.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Schoolhouse Suites, LLC, a Pennsylvania limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto John Allen Stanford, Jr. and Jane B. Stanford, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 214 of The Belle Glen Phase H Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Belle Glen Condominiums, of record in Instrument Number 20001211-0121937, and as first amended as Instrument Number 20010123-0006937, Register's Office for Davidson County, Tennessee, including without limitations to the By-Laws appended thereto, 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 plan of Belle Glen Phase II Condominiums as shown on Exhibit Map to the Master Deed as Instrument Number 20001211-0121937, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Schoolhouse Suites, LLC by Warranty Deed from Arnold M. Ventura of record in Instrument No. 20160624-0064395, Register's Office for Davidson County, Tennessee, dated June 23, 2016 and recorded on June 24, 2016.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson and Nashville taxes which have been prorated by the parties and assumed by the Grantees.
2. Charter of Belle Glen II Condominium Owner's Association, Inc. of record in Instrument Number 20010118-0005618, in the Register's Office for Davidson County, Tennessee.
3. The premises herein insured is a condominium apartment 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, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-PA-19-7241-241

water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Glen II Condominiums of record in Instrument Number 20001211012193 7, as amended in Instrument No. 20010123-0006937, Register's Office for Davidson County, Tennessee.

4. Conveyance of Open Space/Common Area to Belle Glen II Condominium Owner's Association, Inc. of record in Instrument Number 20041230-0155030, in the Register's Office for Davidson County, Tennessee.
5. Easement(s) granted to the State of Tennessee of record in Book 5230, Page 169, in the
6. Register's Office for Davidson County, Tennessee.
7. Easement(s) to Harpeth Valley Utilities District of record in Instrument Number
8. 20000203-0011467, in the Register's Office for Davidson County, Tennessee.
9. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7241 Highway 70 South, Apt. 214, 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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized 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; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 9th day of August, 2019.

Schoolhouse Suites, LLC, a Pennsylvania limited liability company

By: _____
Kelly Rae Booth (formerly known as Kelley Rae Hedrick)
Its: Manager

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public of the State and County aforesaid, duly commissioned and qualified, personally appeared Kelly Rae Booth, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Manager of **SCHOOLHOUSE SUITES, LLC**, the within named bargainor, a Pennsylvania limited liability company, and that she as such Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as said Manager.

WITNESS my hand and seal at office in Nashville, Tennessee, on this 9th day of August, 2019.

_____
NOTARY PUBLIC

My commission expires: _____

