THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 285602 **DEEDWARR**
09/16/2019 08:59:04 AM 2 pgs
Fees: $13.00 Taxes: $499.50

20190916-0093375

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00.

Mary E. May
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF September, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary E. May	owner	MAP 142-04-0A-
6335 Percy Drive		PARCEL131.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Brown E. Brown, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary E. May and husband, Lewis C. May**

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 131 of Belle Forest Condominium Apartments established pursuant to the provision 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 Belle Forest Condominium Apartments of record in Deed Book 5436, Page 699 and in Plat Book 5200, Pages 167, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for 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 or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Brown E. Brown, LLC., by Quitclaim deed from Parker Seabolt and wife, Casey Seabolt, and Robert Brown and wife Patricia Brown of record in Instrument No. 20170405-0033282 Register's Office for Davidson County, Tennessee, dated February 22, 2017 and recorded on April 05, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years; (2) all matters shown on the Plan of record in Book 5200, Page 167; (3) the Master Deed establishing a Horizontal Property Regime of Belle Forest Condominium of record in Book 5438, Page 699 as amended in Instrument No. 20020213-0019280 and Instrument No. 20090819-0078072; (4) Charter for HOA of record in Book 5460, Page 987 and Book 6551, Page 78; (5) By Laws of record in Book 5438, Page742, as amended in Book 6082, Page 866, Book 7886, Page 939, Instrument No. 20020321-0034877 and Instrument No. 20150618-0058446; (6) Belle Forest Leasing Rules of record in Instrument Number 20120125-0006973; (7) Easement to American Building Company of record in Book 5074, Page 945; (8) Easement to Harpeth Valley Utilities of record in Book 8019, Page 126, Book 8248, Page 214 and Instrument No. 20000915-0091869; (9) Deed to State of Tennessee of record in Book 7957, Page 145; (10) Driveway and Utility Easement Agreement of record in Instrument Number 20130708-0070348; (11) Rights and easements of adjoining landowners in and to any party wall(s); (12) Subject to rights of others in and to the common areas and/or elements; (13) all applicable governmental and zoning regulations.

This is IMPROVED property known as **214 Old Hickory Boulevard Unit 131, 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 we do covenant with 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 hand this the 13th day of September, 2019.

Brown E. Brown, LLC.,

BY: _____
Parker Seabolt, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Parker Seabolt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of the maker, **Brown E. Brown, LLC.,,** and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 13th day of September, 2019.

My Commission expires 1-6-20

_____
Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE