THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2019. Notary Public MY COMMISSION EXPIRES: 1/3/2 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 289940 DEEDWARR
09/23/2019 03:34:21 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20190923-0096581

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judy E. Sarles	new owner	MAP 142-04-0A
210 Old Hickory Blvd. #52		PARCEL 052.00-CO
Nashville, TN 37221		
(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, I, **Karen Cain, a single woman**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Judy E. Sarles, a single woman**

HEREINAFTER CALLED THE GRANTEE, HER 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. 52 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 5438, Page 699 as amended in Instrument No. 20020213-0019280 and Instrument No. 20090819-0078072, and Plan of record in Plat Book 5200, Page 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 Karen Cain by Warranty deed from Thomas S. Edmondson and wife, Mary B. Edmondson and Guy Roger Vanderpool and wife, Joanne Edmondson Vanderpool of record in Book 6541, page 557, Register's Office for Davidson County, Tennessee, dated April 23, 1985 and recorded on April 25, 1985.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2019; (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 the flow of any creeks, streams, or branches across subject property; (13) Subject to rights of others in and to the common areas and/or elements; (14) All applicable governmental and zoning regulations.

This is IMPROVED property known as **210 Old Hickory Blvd. #52, 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 20th day of September, 2019.

Karen Cain by Ann Marie Strickmaker, Attorney-in-fact
Karen Cain by Ann Marie Strickmaker, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ann Marie Strickmaker** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Karen Cain**, as her Attorney in Fact, as the free act and deed of the within named **Karen Cain**.

Witness my hand and official seal this the 20th day of September, 2019.

My Commission expires 1-6-20

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

Notary Public

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-VRES-19-210