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

CRT File No. 190922605

Karen Johnson Davidson County
Batch# 310166 **DEEDWARR**
11/04/2019 11:55:55 AM 2 pgs
Fees: $13.00 Taxes: $2,656.60

20191104-0113360

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $718,000.00.

Julie Ann Reasonover
Affiant

Subscribed and sworn to before me, this25th day of October, 2019.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 08, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Julie Ann Reasonover 1511B Gale Lane Nashville TN 37212	New Owner	Tax Parcel ID No. 117 08 0L 002.00

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, **Leigh Brown, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julie Ann Reasonover, an unmarried woman**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2 of Belmont Place, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Belmont Place, a Horizontal Property Regime, of record in Instrument Number 20080314-0026225, as amended in Instrument No. 20080324-0029274 and Instrument No. 20170308-0023104, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Leigh Brown, an unmarried woman, by Warranty Deed from Lillian Williams, Trustee of the Michael Mae Trust dated January 1, 2013, of record in Instrument No. 20171024-0109131, in the Register's Office of Davidson County, Tennessee, dated October 20, 2017 and recorded on October 24, 2017.

Being the same property conveyed to Lillian Williams, Trustee of the Michael Mae Trust dated January 01, 2013, by Warranty Deed from Cornerstone Investments, Inc., of record in Instrument No. 20130219-0016138, in the Register's Office of Davidson County, Tennessee, dated February 14, 2013 and recorded on February 19, 2013.

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 of B.J. McCarthy's Subdivision, as recorded in Plat Book 421, Page(s) 170.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Belmont Place Condominium of record in Instrument No. 20080314-0026225 , as amended by instrument(s) of record in Instrument Nos. 20080324-0029274 and 20170308-0023104; also subject to easements, rights and interests 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 building thereon.

Easement for Driveway and Parking Purposes, recorded in Instrument No. 20070131-0012918.

This is improved property located at 1511B Gale Lane Nashville TN 37212

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 25th day of October, 2019.

Leigh Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leigh Brown, 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 25th day of October, 2019.

Notary Public

My Commission Expires: _____

