This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-5341

Karen Johnson Davidson County
Batch# 311142 DEEDWARR
11/05/2019 09:20:27 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20191105-0114042

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of October, 2019

Notary Public - Larry N. Westbrook
My Commission Expires: 4/6/2021

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Patricia Mercier 210 Old Hickory Blvd. Unit #73 Nashville, TN 37221	CMG Mortgage, Inc. 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	142-04-0A-073.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Kim Rose**, an unmarried woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Patricia C. Mercier**, unmarried, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 73, on the Plan of Belle Forest Condominium Apartments, a Horizontal Property Regime, of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Kim Rose, an unmarried woman, by Warranty Deed from Aubry C. Maxson and husband, Chad A. Maxson, of record in Instrument No. 20140923-0087201, in the Register's Office of Davidson County, Tennessee, dated September 17, 2014 and recorded September 23, 2014.

This is ☒ improved or ☐ unimproved property located at: **210 Old Hickory Boulevard, #73, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Buyer paying their prorated share thereof to the Seller who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 22 day of October, 2019.

GRANTOR:

Kim Rose

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kim Rose, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22 day of October, 2019.

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 10-2-23