Karen Johnson Davidson County
Batch# 359797 DEEDWARR
02/19/2020 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20200219-0018173

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $205,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 14th day of February, 2020.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ingrid Somers	SAME AS NEW OWNER	142040A19500CO
(NAME)	(NAME)	
214 Old Hickory Blvd, Unit 195		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Charles Traylor and Patricia Traylor, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Ingrid Somers**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 195 of Belle Forest Condominium Apartments, 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 of Belle Forest Condominium Apartments of record in Book 5438, page 699, Register's Office for Davidson County, Tennessee, together with undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed and as further set out on a Plan of Belle Forest Condominium Apartments of record in Plat Book 5200, page 167, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Traylor and Patricia Traylor, husband and wife, by deed from Myongsuk Sung, unmarried, dated July 15, 2016 and recorded as Instrument No. 20160802-0079629, Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 214 Old Hickory Blvd, Unit 195, Nashville, TN 37221.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 13th day of February, 2020.

Charles Traylor

Patricia Traylor

STATE OF ILLINOIS
COUNTY OF Macoupin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Traylor and Patricia Traylor, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of February, 2020.

Notary Public
My Commission Expires: 4-26-2020

"OFFICIAL SEAL"
LINDA S BOENTE
Notary Public, State of Illinois
My Commission Expires 4/26/2020

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

