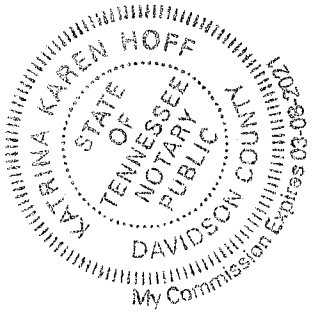
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $653,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-08-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 20-CD-098

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew W. Hall and Mary Jane Bellock	Matthew W. Hall and Mary Jane Bellock	131 08 0F 004.00 CO
(NAME) 1131 Granny White Court	(NAME) 1131 Granny White Court	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Fifty-Three Thousand And No/100 Dollars ($653,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TRENT M. JANOS, AN UNMARRIED MAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW W. HALL AND MARY JANE BELLOCK, HUSBAND AND WIFE**, 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 Unit in Davidson County, Tennessee, described as follows: Unit 6-A in a Horizontal Property Regime as shown on the condominium site plan of Harding Heights Condominiums, as described in Exhibit "A" of the Master Deed of record in Instrument No. 20040521-0059693, as amended in Instrument No. 20040721-0087181, Instrument No. 20050504-0050176, Instrument No. 20051108-0135294, Instrument No. 20060808-0097413, Instrument No. 20101119-0092636, Instrument No. 20110408-0027188, corrected in Instrument No. 20120801-0067859, Instrument No. 20120802-0068566, said Register's Office to which reference is hereby made for a more complete description of said property.

Karen Johnson Davidson County
Batch# 366702 DEEDWARR
03/04/2020 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,416.10
20200304-0024074

Being the same property conveyed to Trent M. Janos, an unmarried man, by Warranty Deed, from Justin Wimsatt, a married man, dated October 2, 2015, recorded October 5, 2015, of record in Instrument No. 20151005-0100999, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1131 Granny White Court, Unit 6-A, Nashville, TN 37204
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 2nd day of March, 2020.

Trent M. Janos

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of March, 2020, before me personally appeared Trent M. Janos to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 2nd day of March, 2020.

Commission Expires: _____

Notary Public

GAIL DORMAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021