**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 200426550**

Karen Johnson Davidson County
Batch# 406862 **DEEDWARR**
05/28/2020 08:50:54 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20200528-0054755

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $185,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of May, 2020.

Notary Public
My Commission Expires: 7/6/20

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Deborah Osborne<br>210 Old Hickory Blvd Apt 5<br>Nashville TN 37221 | NEW OWNER | Tax Parcel ID No.<br>142 04 0A 005.00 |

**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, **Meredith J. Painter, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deborah Osborne,** single woman, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 5 on the plan of Belle Forest Condominium Apartments of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof, said Unit No. 5 of Belle Forest Condominium Apartments, being a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By Laws appended thereto, establishing a Horizontal Property Regime of Belle Forest Condominium Apartments of record in Book 5438, Page 699, as amended in Book 6082, Page 866 and further amended in Instrument No. 20020321-0034877, and any amendments thereto, said Register's Office.

Being the same property conveyed to Meredith J. Painter, an unmarried woman by Warranty deed from Ems Investing, LLC of record in Instrument No. 20170418-0037928, Register's Office for Davidson County, Tennessee, dated April 12, 2017 and recorded on April 18, 2017. And also see Affidavit of Scrivener's error of record in Instrument No. 20171016-0105737.

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 2020 and thereafter, not yet due and payable.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SB-RMX-20-210

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belle Forest Condominium Apartments, as recorded in Plat Book 5200, Page(s) 167.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Belle Forest Condominium of record in Book 5438, Page 699, as amendment of Bylaws recorded in Book 6082, Page 866 and Instrument No. 20020321-0034877 and Belle Forest Leasing Rules recorded in Instrument Nos. 20120125-0006973 and 20150618-0058446; 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 Sanitary Sewer, recorded in Book 5074, Page 945.

This is improved property located at 210 Old Hickory Blvd Apt 5 Nashville TN 37221

**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 26th day of May, 2020.

Meredith J. Painter

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Meredith J. Painter, 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 26th day of May, 2020.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023