File 33306-8 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 435471 DEEDWARR
07/10/2020 01:42:21 PM 2 pgs
Fees: $13.00 Taxes: $530.95

20200710-0075587

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$143,500.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2020.

Notary Public

My commission expires: 5/9/23

(AFFIX SEAL)

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Charles W Starnes, Trustee of the Charles Wayne Starnes Revocable Trust	**Deere Employees Credit Union, c/o Wescom Central Credit**	**Map 142-07-0-E Parcel 111.00co**
7245 Highway 70 South	**3950 38th Avenue**	
Nashville, TN 37221	**Moline, IL 61265**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Hunter A. Hardy, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles W Starnes, Trustee of the Charles Wayne Starnes Revocable and Trust U/A/D March 3, 2020

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 111 of the Belle Glen Condominiums, 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 for Belle Glen Condominiums, of record in Book 11127, Page 361 and as amended by First Amendment of record in Book 11156, Page 478, by Second Amendment of record in Book 11186, Page 935, and by Third Amendmend of record in Book 11210, Page 184, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11127, Page 406, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Belle Glen Condominiums, of record in Book 8250, Page 929, as shown on Exhibit "E" to the Second Amendment to the Master Deed of record in Book 11186, Page 935, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Hunter A. Hardy, an unmarried man, by Warranty Deed dated October 15, 2015 from Karen Alison Day Pack and husband, Harry D. Pack, of record in Instrument No. 20151021-0106859, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) he Plan of record in Book 8250, Page 929, and as shown on Exhibit "E" to the Second Amendment to the Master Deed, of record in Book 11186, Page 935, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for sanitary sewer of record in Book 6483, Page 907, said Register's Office. 3) Dedication of Public Utility Easement of record in Book 10791, Page 725, said Register's Office. 4) Storm Water Detention Agreement of record in Book 10922, Page 936, said Register's Office. 5) Charter of Belle Glen Condominiums Owners' Association, Inc., of record in Book 11163, Page 12, said Register's Office. 6) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Glen Condominiums, of record in Book 11127, Page 361, and as amended by First Amendment of record in Book 11156, Page 478, by Second Amendment of record in Book 11186, Page 935, and by Third Amendment of record in Book 11210, Page 184, said Register's Office. 7) Facts which would be disclosed by a comprehensive survey of the premises herein described. 8) Rights and claims of parties in possession. 9) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **7245 Highway 70 South, Nashville, TN 37221**

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 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.

Witness my/our hand(s) this **30th** day of **June, 2020.**

Hunter A. Hardy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Hunter A. Hardy,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **June, 2020.**

Notary Public

My Commission Expires: 5/9/23

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON