WARRANTY DEED

Karen Johnson Davidson County
Batch# 515131 DEEDWARR
11/12/2020 10:45:45 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20201112-0133173

O-TW-20-3105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Belk Family Partners, LLC	**New Owner**	
(NAME)	(NAME)	**104-06-0D-005.00-CO**
106 Bellebrook Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAKEHOUSE PROPERTIES - WELLINGTON, LLC, A TENNESSEE LIMITED LIABLITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BELK FAMILY PARTNERS, LLC, A TENNESSEE LILMITED LIABILTY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 5, Lot No. 99 on the Plan of Revised Condominium Site Plan for Wellington Place, of record in Plat Book 5200, Page 488, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lakehouse Properties - Wellington, LLC by Quitclaim deed from Timothy J. Wilson, Jr., married of record in Instrument No. 20141119-0106802 Register's Office for Davidson County, Tennessee, dated March 06, 2014 and recorded on November 19, 2014. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 3105 Wellington Avenue Unit B 5 Nashville, Tennessee 37212.

Further being the same property conveyed to Timothy J. Wilson, Jr., a married man by Warranty deed from Miles R. Cathey married of record in Instrument No. 20140404-0028377 Register's Office for Davidson County, Tennessee, dated March 06, 2014 and recorded on April 04, 2014.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 488, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to 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 the 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 buildings 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 The Wellington Place Homeowners' Association of record in Book 5994, Page 119, as re-recorded in Book 5999, page 356, Register's Office for Davidson County, Tennessee, with By-Laws appended thereto as Exhibit "B".
- Charter for Wellington Place Homeowner's Association, Inc. of record in Book 5999, Page 247, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3105 Wellington Avenue Unit B, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10th DAY OF NOVEMBER, 2020.

Lakehouse Properties - Wellington, LLC

BY: Brian Mitchell

Brian Mitchell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared BRIAN MITCHELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Agent of LAKEHOUSE PROPERTIES - WELLINGTON, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as MANAGER.

Witness my hand and official seal, this the 10th of November, 2020.

Dawn Martin

Notary Public
My Commission Expires: 10/2/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212