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

CRT File No. 201131823

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $175,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of December, 2020.

Notary Public
My Commission Expires: _____

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 530981 DEEDWARR
12/11/2020 10:36:57 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20201211-0145387

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lowell Palmer Hornung and Esther Lee Hall 5300 Rolling Rock Drive McKinney, TX 75072	Lowell Palmer Hornung and Esther Lee Hall 5300 Rolling Rock Drive McKinney, TX 75072	Tax Parcel ID No. 142 04 0A 102.00

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, **Nancy W. Moore, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lowell Palmer Hornung and Esther Lee Hall, Trustees of The Hall and Hornung Revocable Living Trust, dated January 21,015** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 102, in a Horizontal Property Regime located on the Plat of Belle Forest Condominium Apartments, of record in Plat Book 5200, Page 167, as established under Master deed recorded in Book 5438, Page 699, as Amendment to Bylaws in Book 6082, Page 866 and Instrument No. 20020321-0034877, as Appointment of Substitute Trustee in Book 6896, Page 144; Instrument No. 20090819-0078072, in the Register's Office for Davidson County, Tennessee to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Nancy W. Moore, married, by Warranty Deed from Kelly Gardner, unmarried, of record in Instrument No. 20160223-0017106, in the Register's Office of Davidson County, Tennessee, dated February 19, 2016 and recorded on February 23, 2016.

Said property was never primary marital residence of Grantor.

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 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

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 to Bylaws in Book 6082, Page 866 and Instrument No. 20020321-0034877, as Appointment of Substitute Trustee in Book 6896, Page 144; Instrument No. 20090819-0078072;

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 recorded in Book 5074, Page 945; Book 7957, Page 145 and Instrument No. 20000915-0091869.

Easement for Public Utilities, recorded in Book 8019, Page 126.

Easement for Sewer Line, recorded in Book 8248, Page 214.

Easement for Driveway and Utility, recorded in Instrument No. 20130708-0070348.

Belle Forest Leasing Rules recorded in Instrument No. 20120125-0006973 and 20150618-0058446.

This is improved property located at 214 Old Hickory Blvd #102 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 8th day of December, 2020.

Nancy W. Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nancy W. Moore, 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 8th day of December, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022