Davidson County DEEDWARR
Recvd: 04/14/05 13:03 3 pgs
Fees:18.00 Taxes:2271.80
20050414-0041706

This Instrument Prepared By:
M. T. Taylor, Jr.- Attorney at Law
339 Main Street
Franklin, TN. 37064

NEW OWNER:
Roderick D. Belin
114 Abbottsford Dr.
Nashville, TN 37215

SEND TAX BILLS TO:
Same

MAP & PARCEL:
117-13-0-B-083.00 CO.

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, We, **Henderson Hillin, Jr. and wife, Mary Frances Hillin**, hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Roderick D. Belin**, hereinafter called the Grantee(s), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Map & Parcel: 117-13-0-B-083.00 CO. 114 Abbottsford Dr., Nashville, TN

Being a certain building site identified as Lot No. 114, as amended in Book 6771, page 683, on the Plan of Abbottsford of record in Plat Book 6250, Pages 419-421, Register's Office for Davidson County, Tennessee (hereinafter referred to as "RODC").

Being the same property conveyed to Henderson Hillin, Jr. and wife, Mary Frances Hillin by Specialty Warranty Deed of record in Book 7088, page 863, Register's Office for Davidson County, Tennessee.

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 and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

Subject to the following conditions and restrictions:

1) Map & Parcel: 117-13-0-B-083.00 CO.
The 2004 Davidson County property taxes were paid in full on December 2, 2004, in the amount of $5,818.89 Dollars.
The Davidson County property taxes for 2005 are a lien but are not yet due and payable.
There are no City property taxes that apply to this property.
Taxes are prorated date of deed based on 2004 assessment and rate. Should this change before taxes are payable, Buyer shall pay any difference.

2) Subject to any and all building and zoning regulations of City, County and State.

3) Description above is for identification purposes only, exact acreage is neither intended or insured.

4) Any and all visible easements on and across subject property.

5) Subject to notes on plan of record.

6) If Improvements are completed after January 1st of any year, the law requires supplemental assessment for the year in which Improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to provisions of TCA §67-5-509, et. seq.

7) Restrictions by Book/Page: 6478/177, 6530/242, 6537/303, 6576/509, 6578/302, 6591/347, 6591/352, 6592/400, 6601/966, 6607/519 & 524 & 529, 6619/931 & 936 & 941 & 946, 6628/721, 6638/351 & 356 & 361 & 366 & 371 & 376. SEE ALSO amended and restated Declaration of Covenants, Conditions and Restrictions in Book 8106/1, 10458/810 and Instrument of Record #20010330003093, ALL OF REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

8) Waterline Easement of record in Book 1286, page 690 and Book 1037, page 572, both of Register's Office of Davidson County, Tennessee.

9) A certain Subdivision Plat of the Frank R. Leu property in Book 6250, page 418, Register's Office of Davidson County, Tennessee.

10) Storm Water Detention Agreement in Book 6555, page 328, Register's Office of Davidson County, Tennessee.

11) Charter of Home Owner's Association of record in Book 6548, page 213, Register's Office of Davidson County, Tennessee.

12) By-Laws of record in Book 8627, page 254, and Book 9381, page 876, Register's Office of Davidson County, Tennessee.

13) Being Lot No. 114 on the Plan of Abbottsford, Phase One in Plat Book 6250, page 419, 420, and 421, AND amended in Book 6771, page 683, All of Register's Office of Davidson County, Tennessee.

14) The property is sold not as new construction and is sold "AS IS" with no express or implied warranties.

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, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

This ( ) unimproved (X) improved property is known as:

114 Abbottsford Dr., Nashville, Davidson County, Tennessee.

WITNESS our hands this 8th day of April, 2005.

Henderson Hillin, Jr.

Mary Frances Hillin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared **Henderson Hillin, Jr. and wife, Mary Frances Hillin,** the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 13 day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 10-29-06

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $ 614,000.00 Dollars.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 13 day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 10-29-06