Davidson County DEEDWARR
Recvd: 09/12/07 14:14 3 pgs
Fees:18.00 Taxes:8602.50
20070912-0109541

Return to: File Box 9B First Title & Escrow Co., Inc. #26955 **THIS INSTRUMENT PREPARED BY:** WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $2,325,000.00. Affiant Subscribed and sworn to before me, this 7th day of September, 2007. Notary Public My Commission Expires:

MARY ESTHER CHAMPION
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires NOV 11 2009

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Thomas Lynn Black 1300 Forrest Park Drive Nashville, TN 37205	New Owner	130 13 0A-18.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **W. HUGH NELSON BUILDERS, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **THOMAS LYNN BLACK, UNMARRIED** , hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Jardin de Belle Subdivision, a Planned Unit Development, of record in Instrument No. 20050822-0099470, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to W. Hugh Nelson Builders, LLC, by deed from Jardin de Belle Development, LLC, a North Carolina limited liability company of record in Instrument No. 20050824-0101238, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

*Alternate address for the subject property is 668 Belle Park Circle, Nashville, TN 37205.

This conveyance is made subject to:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and to be paid by Grantor.

2. All matters as shown on the Plan of record in Book 421, page 64, and in Book 2083, Page 97, and in Instrument No. 20050822-0099470, Register's Office for Davidson County, Tennessee.

3. Declaration of Protective Covenants, Conditions and Restrictions for Jardin de Belle of record as Instrument No. 20050819-0099255, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants of record in Book 2281, Page 254, Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement of record in Instrument No. 20040927-0116111, said Register's Office.

6. Charter of Jardin de Belle Owner's Association, Inc. of record in Instrument No. 20050714-0081980, Register's Office for said county.

7. Declaration of Sign Monument Easement Agreement with Covenants and Restrictions of record in Instrument No. 20070202-0014295, said Register's Office.

This is improved property known as 668 Belle Park Circle, Nashville, TN 37205.

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, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 6 day of September, 2007.

W. HUGH NELSON BUILDERS, LLC,
a Tennessee limited liability company

By: _____
W. Hugh Nelson, Chief Managing Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **W. Hugh Nelson**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Managing Member of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 6 day of September, 2007.

Notary Public

My Commission Expires: _____

