Davidson County DEEDWARR
Recvd: 09/19/07 10:15 2 pgs
Fees:13.00 Taxes:545.75

20070919-0112015

File No. 270801164

WARRANTY DEED

LYNN F. VAUGHT
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: March 20, 2011.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linden J. Lantz and wife, Jennifer C. Lantz	~~XXXE~~ Jacksonville Post Closing	142-10-0B-020.00CO
(NAME) 439 Belle Pointe Dr.	(NAME) 9000 Southside Blvd. Bldg. 700,	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Jacksonville, FL 32256	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Barry Construction Co., a Tennessee Corporation, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Linden J. Lantz and wife, Jennifer C. Lantz**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 20, on the Plan of Revision of Lots 19-31 Phase I, A Planned Unit Development, Belle Pointe, as shown by plat appearing of record in Plat Book 6900, Page 770 and amended in Book 7527, Page 51, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Barry Zeitlin and wife, Linda P. Zeitlin by Quitclaim Deed dated December 10, 1998 of record in Book 11251, Page 761 and further being the same property conveyed to Barry Construction Co., a Tennessee corporation by Quitclaim Deed dated October 25, 1999 of record in Book 11719, Page 747, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions and Bylaws of record in Book 6689, Page 772, Book 6702, Page 409, Book 6774, Page 774, Book 6862, Page 292, and Instrument No. 200510270130021, and amended in Book 7409, Page 224, Book 7851, Page 215, Book 9319, Page 443, and Instrument No. 200201300013252; Quitclaim to HOA for Common Space of record in Book 6774, Page 776; HOA Charter of record in Book 6762, Page 261 and Book 8016, Page 858; all matters shown on plat of record in Plat Book 6900, Page 770 and amended in Book 7527, Page 51, all of the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions. and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 439 Belle Pointe Dr., Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and GRANTOR covenants with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its successors and assigns, 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 our hands this 14th day of September, 2007.

Barry Construction Co., Inc.

By: _____
Barry Zeitlin, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Barry Zeitlin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of Barry Construction Co., the within named bargainor, a Tennessee corporation, and that he as such President executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as President.

Witness my hand at office this 14th day of September, 2007.

Commission expires: March 20, 2011

_____
Lynn F. Vaught Notary Public

File Number: 270801164

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

LYNN F. VAUGHT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Seal present, but could not be reproduced.

_____
Bill Garrett
Davidson County Register of Deeds