File No. 90548

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090045001 DEEDWARR
Recvd: 07/06/09 10:53 2 pgs
Fees:13.00 Taxes:453.99
20090706-0062451

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 2/28/10
(AFFIX SEAL)

Rebecca Campbell State of Tennessee Notary Public County of Sumner

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucinta Johnson	Bank of America, N.A.	162-12B-11CO
(NAME)	(NAME)	
1345 Bell Road #315	801 Crescent Centre Drive, #510	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Desiree Ann Dahl, unmarried, Marlo J. Dahl and wife, Donna A. Dahl, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lucinta Johnson, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Building 4-D, as shown on plan of VILLAS AT BELLE PARKE, PHASE I, a horizontal property regime, of record in Instrument No. 20020913-0111601, and as defined in the Master Deed of record in Instrument No. 20020911-0110959, as amended in Instrument No. 20021025-0130922, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Desiree Ann Dahl, unmarried, Marlo J. Dahl and wife, Donna A. Dahl by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated November 26, 2003 and recorded on December 4, 2003 in Instrument No. 20031204-0174729, Register's Office, Davidson County, Tennessee.

Subject to the plan of record in Instrument No. 20020913-0111601, said Register's Office.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villas at Belle Parke, Phase I, of record in Instrument No. 20020911-0110959, as amended in Instrument No. 20021025-0130922, said Register's Office.

Easement for construction and maintenance of drainage facility of record in Book 7838, page 934, said Register's Office.

Declaration of Drainage Easement of record in Instrument No. 20020322-0035169, said Register's Office.

Landscape Buffer Easement of record in Instrument No. 20011217-0138710, said Register's Office.

If improvements are completed after January 1 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 the provisions of TCA 67-5-603 et seq.

Desiree Dahl executed this instrument on behalf of Marlo Dahl and Donna Dahl pursuant to a Power of Attorney of record in Instrument No. 20090706 00 62450, Register's Office, Davidson County, Tennessee.

Desiree Dahl and Desiree Ann Dahl being one and the same person.

Marlo J. Dahl and Marlo Dahl being one and the same person.

Donna A. Dahl and Donna Dahl being one and the same person.

File No. 90548

unimproved ☐

This is improved ☒ property, known as 1345 Bell Road #315, Antioch, TN 37013

(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 we do covenant with the said GRANTEES 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 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 30th day of June, 2009.

Donna A Dahl by Desiree Dahl her attorney in fact — Desiree Ann Dahl

Donna A. Dahl by Desiree Dahl her Attorney-in-fact — Desiree Ann Dahl

Marlo J Dahl by Desiree Dahl his attorney in fact

Marlo J. Dahl by Desiree Dahl his Attorney-in-fact

STATE OF ~~TENNESSEE~~ TN UTAH

COUNTY OF ~~SUMNER~~ TN SALT LAKE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Desiree Ann Dahl, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2009.

Commission expires: Feb 5, 2013

Tara Webber
Notary Public

NOTARY PUBLIC
TARA WEBBER
Commission # 577840
My Commission Expires
February 5, 2013
STATE OF UTAH

STATE OF ~~TENNESSEE~~ TN UTAH

COUNTY OF ~~SUMNER~~ TN SALT LAKE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named with whom I am personally acquainted and who acknowledged that Desiree Dahl executed the within instrument on behalf of Marlo J. Dahl and Donna A. Dahl as their Attorney in Fact as the free act and deed of the within named Marlo J. Dahl and Donna A. Dahl.

Witness my hand and official seal this 30th day of June, 2009.

Commission expires: Feb 5, 2013

Tara Webber
Notary Public

NOTARY PUBLIC
TARA WEBBER
Commission # 577840
My Commission Expires
February 5, 2013
STATE OF UTAH