BILL GARRETT, Davidson County
Trans:T20100009138 DEEDWARR
Recvd: 02/16/10 11:42 2 pgs
Fees:13.00 Taxes:4440.00
20100216-0011730

Prepared By & Return to:
Perrone & Young
109 Westpark Drive, Suite 330
Brentwood, TN 37027

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 Williamson) The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00. Cindy O'Neil Affiant Subscribed and sworn to before me, this 12th day of February, 2010. Robin S. Edwards Notary Public My Commission Expires: 2/26/2011

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Maureen Cassidy 660 Belle Park Circle Nashville, TN 37205	SAME	130 13 0A 016.00

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 Grantees, 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 **MAUREEN CASSIDY**, hereinafter called the Grantee, her 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. 15 on the Final Plan of First Revision of Jardin de Belle Subdivision, a Planned Unit Development, of record in Instrument No. 20090318-0024530, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to W. Hugh Nelson Builders, LLC, by deed of record as Instrument No. 20070907-0107842, and by deed of record as Instrument No. 20100216-0011729 **, 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.

This conveyance is made subject to:

1. 2010 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Instrument No. 20090318-0024530, Register's Office for Davidson County, Tennessee.

3. Declaration of Protective Covenants, Conditions and Restrictions of record as Instrument No. 20050819-0099255, Register's Office for Davidson County, Tennessee, and First Amendment of record at Instrument No. 20070824-0101907, and Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Belle Park at Cheekwood, of record in Instrument No. 20071023-0125455, Register's Office for said County.

4. Stormwater Detention Agreement of record in Instrument No. 20040927-0116111, Register's Office for Davidson County, Tennessee.

5. Charter for Jardin de Belle Owner's Association of record as Instrument No. 20050714-0081980, Register's Office for Davidson County, Tennessee.

6. Rights of others in and to the common elements.

This is improved property known as: 660 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, its successors and assigns, forever; and it covenants with the said Grantee 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 further covenants and binds itself, it successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 9th day of February, 2010.

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

By: _____
W. Hugh Nelson, Chief Manage

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 Manager**, 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 9th day of February, 2010.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

396463.1/200738