File No. 210010208

WARRANTY DEED

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 652,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF November, 2010.

Notary Public

MY COMMISSION EXPIRES: June 20, 2011
(AFFIX SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David B. Reynolds	New Owner	131070L00100
(NAME)	(NAME)	
4505 Belmont Park Terrace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, WE, Mark A. Smyth and wife, Debra G. Smyth, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto David B. Reynolds and Dana Parsons Reynolds, Husband and Wife, hereinafter called the grantee(s), 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 Unit No. A, as shown on the Plan of Belmont Park Terrace Townhomes, filed as Exhibit B to, and established by the Declaration of Covenants, Conditions and Restrictions for Belmont Park Terrace Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument 20051230-0156862, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete and detailed description. Said development is now known as Belmont Park Lone Oak Circle Townhomes by the First Amendment to the Declaration of record in Instrument 20060602-0065072, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark A. Smyth and wife, Debra G. Smyth, by Deed from Larry Kell Holland and wife, Maria A. Holland, and filed for record in Instrument 20060607-0067741, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth on the plat of record in Plat Book 1424, Page 2, said Register's Office.

Restrictions of record in Book 1488, Page 131, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument 20051230-0156862, amended in Instrument 20060602-0065072, said Register's Office.

Charter of Belmont Park Terrace Townhomes Corporation of record in Instrument 20051230-0156861, said Register's Office

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 4505 Belmont Park Terrace, Nashville, TN 37215
(House Number) (Sheet) (P.O. Address) (City or Town)

BILL GARRETT, Davidson County
Trans: T20100072145 DEEDWARR
Recvd: 11/15/10 10:49 2 pgs
Fees: 13.00 Taxes: 2412.40

20101115-0091178

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), 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, 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 GRANTEE(S), 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 my hands this 4th day of February, 2010.

Mark Smyth

STATE OF Tennessee
COUNTY OF Davidson

MARY S. BARCOMB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Smyth the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 4th day of February, 2010.

Commission expires

Mary S. Barcomb
Notary Public

My Commission Expires:
January 7, 2013

Witness my hands this 4th day of February, 2010.

Debra Smyth

MARY S. BARCOMB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debra Smyth the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained

Witness my hand at office this 4th day of February, 2010.

Commission expires:

Mary S. Barcomb
Notary Public

My Commission Expires:
January 7, 2013

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