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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 29825-11-2010**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $372,500.00.<br>Affiant<br>Subscribed and sworn to before me this 20th day of December, 2010.<br>Notary Public<br>My Commission Expires: |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

# WARRANTY DEED

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| **Address New Owner:**<br>Kenneth L. Berry, Jr. and wife, Gail M. Berry<br>1705 South Wedgewood Drive<br>Blytheville, AR 72315 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>130 130 A 02600 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William T. Minkoff, Jr. and wife, Elizabeth B. Minkoff**, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Kenneth L. Berry, Jr. and wife, Gail M. Berry** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 601 Belle Park Circle, Nashville, TN 37205.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, their heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 17th day of December, 2010.

William T. Minkoff, Jr.

Elizabeth B. Minkoff

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William T. Minkoff, Jr. and wife, Elizabeth B. Minkoff**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 17th day of December, 2010.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20100080144 DEEDWARR
Recvd: 12/21/10 10:25 2 pgs
Fees:13.00 Taxes:1378.25

20101221-0101321

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 27 on the Final Plan of First Revision of Jardin de Belle Subdivision as of record in Instrument No. 20090318-0024530, revising Instrument No. 20050822-0099470, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William T. Minkoff, Jr., and wife, Elizabeth B. Minkoff, by deed dated August 24, 2005, from Jardin Belle Development, LLC, a North Carolina limited liability company, of record in Instrument No. 20050826-0102502, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2011, a lien, not yet due and payable. Map and Parcel No. 130 130 A 02600 CO.
2. Declaration of Covenants, Conditions and Restrictions for Jardin De Belle of record in Instrument No. 20050819-0099255, amended in Instrument No. 20070824-0101907, Register's Office for Davdison County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Jardin de Belle Owner's Association of record in Instrument No. 20050714-0081980, Register's Office for Davdison County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20050822-0099470, revised in Instrument No. 20090318-0024530, Register's Office for Davdison County, Tennessee.
5. All matters appearing on the Plan of record as Book 421, page 64, and Book 2083, page 97, Register's Office for Davdison County, Tennessee.
6. Storm water detention agreement of record in Instrument No. 20040927-0116111, Register's Office for Davidson County, Tennessee.