THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 335,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF June, 2011. Notary Public MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin R. Rechter	Benjamin R. Rechter	MAP 130-13-A
540 Jackson Blvd.	540 Jackson Blvd.	PARCEL 34.00 CO
Nashville, TN 37205	Nashville, TN 37205	
(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, I, **Charles Rogan Allen, a single person**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Benjamin R. Rechter and wife Mary Joan K. Rechter**

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 Lot No. 18 on the Plan of Jardin de Belle of record in Instrument No. 20050822-0099470 as revised in Instrument No. 20090318-0024530, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles Rogan Allen by deed from Jardin de Belle Development, LLC, a North Carolina limited liability company of record in Instrument No. 20050921-0113442, Registers office for Davidson County, Tennessee, dated September 16, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All matters appearing on the plan of record; (3) All applicable governmental and zoning regulations; (4) Storm Water Detention Agreement of record in Instrument No. 20040927-0116111, said Register office; (5) Charter of Jardin de Belle Homeowners Association of record in Instrument No. 20050714-0081980, said Registers office; (6) Deed of Conveyance of Open Spaces of record in Instrument No. 20070829-0103599, said Registers office; (7) Terms, provisions, covenants, conditions, restrictions, easements charges, assessments and liens provided in the Declaration of Covenants, Conditions, Restrictions of Jardin de Belle of record in Instrument No. 20050819-0099255, amended in Instrument No. 20070824-0101904 and amended and restated in Instrument No. 20071023-0125455, said Registers office.

This is (X) UNIMPROVED

() IMPROVED property known as **649 Belle Park Circle, Nashville, TN 37205.**

BILL GARRETT, Davidson County
Trans:T20110035175 DEEDWARR
Recvd: 06/13/11 12:39 2 pgs
Fees:13.00 Taxes:1239.50
20110613-0045126

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 ~~my~~ hand(s) this the 10th day of June, 2011.

Charles Rogan Allen

Charles Rogan Allen, by Joellan Hall, Attorney in Fact

Joellan Hall, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of June, 2011.

My Commission expires _____

_____
Notary Public

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 **Joellan Hall** 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 on behalf of **Charles Rogan Allen**, as HIS Attorney in Fact, as the free act and deed of the within named **Charles Rogan Allen**.

Witness my hand and official seal this the 10th day of June, 2011.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN