BILL GARRETT, Davidson County
Trans:T20130044552 DEEDWARR
Recvd: 05/29/13 10:52 4 pgs
Fees:23.00 Taxes:4717.50
20130529-0053899

GENERAL WARRANTY DEED

This Instrument Was Prepared By and After Recording Return To:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Joanne F. Hayes **3126 Gulfstream Rd.** **Delray Beach, FL 33483**	**New Owner**	**130-13-0A-032** **CO**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$1,275,000.00**.

Karen Renae Brown
Affiant

Sworn to and subscribed before me this 28th day of May, 2013.

Hillary Torrence
Notary Public

My commission expires: 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Alfred T. Rogers and wife, Martha Stone Rogers** (the "Grantors"), have this day bargained and sold and do hereby transfer and convey unto the said **Joanne F. Hayes, married** (the "Grantee"), her successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **641 Belle Park Circle, Nashville, TN 37205**.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, her successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of the said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantors further covenant and bind themselves, their successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her successors 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.

IN WITNESS WHEREOF, the Grantors have hereunto set its hand on this 28th day of May, 2013.

Alfred T. Rogers

Martha Stone Rogers

Alfred T. Rogers **Martha Stone Rogers**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Alfred T. Rogers and Martha Stone Rogers**, the bargainor(s) 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 **28th** day of **May, 2013.**

Hillary Torrence

Notary Public

My Commission Expires: 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

[Legal Description]

LAND in Davidson Tennessee, being Lot Nos. 33 and 34 on the plan of Jardin De Belle Subdivision, a Planned Unit Development, of record as Instrument No. 20050819-0099255, Exhibit "B" to the Declarations of Protective Covenants, Conditions and Restrictions for Jardin De Belle, as amended by Amended and Restated Declarations of Protective Covenants, Conditions and Restrictions of record as Instrument No. 20071023-0125455; Said plat having been revised to re-configure Lot 34 into Lot No. 33 by Plat of record as Instrument No. 20090318-0024530, and as shown on the Final Plat of Fourth Revision of Jardin De Belle, of record as Instrument No. 20121218-0116472, Register's Office for Davidson county, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to ALFRED T. ROGERS AND WIFE, MARTHA STONE ROGERS, by Deed from W. HUGH NELSON BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20081103-0109209, dated October 15, 2008, as corrected by Scrivener's Affidavit of record as Instrument No. 20100111-0002353, dated January 5, 2010, said Register's Office.

Exhibit B

[Permitted Exceptions]

1. General or special taxes and assessments required to be paid in the year 2013 and subsequent years for Map-Par. 130-13-0A-032 CO.

2. Matters shown on the Plan of record as Instrument Nos. 20050822-0099470, 20090318-0024530 and 20121218-0116472, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20050819-0099255, as amended and restated as Instrument No. 20071023-025455, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20091103-0101169, said Register's Office.

5. Stormwater Detention Agreement of record as Instrument No. 20040927-0116111, said Register's Office.

6. Declaration of Sign Monument Easement Agreement with Covenants and Restrictions of record as Instrument No. 20070202-0014295, said Register's Office.