THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13050257

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $546,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of June, 2013.

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20130056476 DEEDWARR
Recvd: 07/03/13 08:03 2 pgs
Fees:13.00 Taxes:2020.20
20130703-0068582

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sean Pilon and Susan Pilon 1305 Belmont Park Ct Nashville TN 37215	New Owner	Tax Parcel ID No. 131110C00200CO

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, **Robert S. King, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sean Pilon and Susan Pilon, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit 1305 on Exhibit D of the Master Deed of Belmont Park Court I Town Homes of record in Instrument No. 20051229-0156440 and amended in Instrument Numbers 20060629-0078161 & 20061130-0147980 in the Register's Office of Davidson County, Tennessee. Together with the appurtenant interest in the common elements of Belmont Park Court I Town Homes a horizontal property regime established by said Master Deed. Being further described as part of Lot No. 50, on the Plan of Seven Hills, Section 1, as shown on plat of record in Plat Book 2133, Page 81 and 82, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robert S. King by Warranty Deed from Joseph H. Torrence, recorded on the 31st day of December, 2008 in Instrument No. 20081231-0123762, in the Register's Office of Davidson County, Tennessee.

Kristin Fridrich King, wife of Robert S. King, hereby joins in the signing of this Warranty Deed to convey any marital interest she may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION I, SEVEN HILLS, as recorded in Plat Book 2133, Page(s) 81 and 82.

Charter recorded at Instrument No. 20051229-0156143.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BELMONT PARK COURT I TOWNHOMES of record in Instrument No. 20051229-0156440, as amended by instrument(s) of record in Instrument Nos. 20060629-0078161 and 20061130-0147980.

This is improved property located at 1305 Belmont Park Ct Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 28th day of June, 2013.

Robert S. King

Kristin Fridrich King

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert S. King and Kristin Fridrich King, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014