BILL GARRETT, Davidson County
Trans:T20130079774 DEEDWARR
Recvd: 09/16/13 09:03 2 pgs
Fees:13.00 Taxes:3644.50
20130916-0097015

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13080067**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $985,000.00. Affiant Subscribed and sworn to before me, this 12th day of September, 2013. Notary Public My Commission Expires: 11-16-2015

WARREN C. GARRETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Eugene F. Lafranchise and Joan L. Lafranchise 920 Bowring Park Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-13-0-B 158.00 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, **Richard A. Belden and Shirley N. Belden, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eugene F. Lafranchise and Joan L. Lafranchise, Husband & Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1022, ABBOTTSFORD, PHASE 2, A PLANNED UNIT DEVELOPMENT, REVISION 1, PLAT OF CORRECTION, as shown on plat of record in Instrument No. 20020305-0027572, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard A. Belden and Shirley N. Belden, husband and wife by Warranty Deed from Victoria Jo Vail, recorded on the 8th day of November, 2010 in Instrument No. 20101108-0089404, in the Register's Office of Davidson County, Tennessee.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ABBOTTSFORD, PHASE 2, A PLANNED UNIT DEVELOPMENT, REVISION 1, PLAT OF CORRECTION, as recorded in Instrument No. 20020305-0027572.

Covenants, Conditions and Restrictions recorded in Book 6478, Page 177, Book 6530, Page 242, Book 6537, Page 303, Book 8106, Page 1, Book 10458, Page 810, Instrument Nos. 20010330-0030930 and 20010502-0045152, rerecorded at Instrument No. 20010514-0049648.

Terms and provisions of by-Laws amended in Book 8627, Page 254 and Book 9381, Page 876.

Charter of Homeowners Association recorded in Book 6548, Page 213.

Easement for Underground Utility, recorded in Book 8643, Page 272.

Easement for Gas Service Line or Fuel Line, recorded in Book 7272, Page 746.

Easement recorded in Book 9421, Page 147, Book 5128, Page 953, Book 1037, Page 572 and Book 1286, Page 690.

Conveyance of Common Area to Homeowners Association recorded at Instrument No. 20041214-0148658.

Stormwater Detention Agreement recorded in Book 6555, Page 328 and Instrument No. 20010425-0040838.

This is improved property located at 920 Bowring Park 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 12th day of September, 2013.

Richard A. Belden

Shirley N. Belden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard A. Belden and Shirley N. Belden, 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 12th day of September, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014