WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00.

Susan E. Timmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-6-18
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-VRES-14-402

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven P. Timmons and Susan E. Timmons	**SunTrust Mortgage, Inc.**	
(NAME) **402 Belle Pointe Drive**	(NAME) **901 Semmes Avenue**	**142-10-B-43.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Richmond, VA 23224**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CHRISTOPHER ESTES AND AMY ESTES, HUSBAND AND WIFE** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STEVEN P. TIMMONS AND SUSAN E. TIMMONS, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 43, BELLE POINTE, PHASE I, as shown on plat of record in Plat Book 6250, Pages 500 and 501, 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 by Quitclaim Deed from Norma F. Dunn, an unmarried woman to Christopher Estes as recorded on the 10th day of February, 2005 in Instrument No. 20050210-0015752; Quitclaim Deed from Norma F. Dunn, an unmarried woman to Christopher Estes and Norma F. Dunn, as tenants in common with the right of survivorship as recorded on the 20th day of November, 2001 in Instrument No. 20011120-0127361 and Warranty Deed from Barry Construction Co., a Tennessee Corporation to Norma F. Dunn, an unmarried woman as recorded on the 31st day of October, 2000 in Instrument No. 20001031-0107917, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and subsequent years.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6689, Page 772, Book 6702, Page 409, Book 6770, Page 814, Book 6774, Page 774, Book 6862, Page 292 and Book 6959, Page 766, Register's Office for Davidson County, Tennessee.
- Terms and provisions of by-Laws amended in Book 7409, Page 224, Book 7851, Page 215, Book 9319, Page 443 and Instrument No. 20020130-0013252, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association recorded in Book 6762, Page 261 and Book 8016, Page 858, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to Homeowners Association for open space recorded in Book 6774, Page 776, Register's Office for Davidson County, Tennessee.
- Rule Regarding Enforcement of Governing Documents recorded at Instrument No. 20051027-0130021, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **402 Belle Pointe Drive, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140027607 DEEDWARR
Recvd: 04/23/14 09:44 2 pgs
Fees:13.00 Taxes:976.80
20140423-0034051

Witness my/our hand(s) this the 18th DAY OF APRIL, 2014.

Christopher Estes

Amy Estes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER ESTES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of April, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY ESTES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of April, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212