Davidson County DEEDWARR
Recvd: 06/06/14 16:05 3 pgs
Fees:18.00 Taxes:2179.30
20140606-0049629

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14040678**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $589,000.00. Affiant Subscribed and sworn to before me, this 6th day of June, 2014. Notary Public My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Matt Stephenson and Michelle Elizabeth Kunces 1305 Belmont Park Court Nashville, TN 37215	Send Tax Bills To: First Farmers & Merchants 816 South Garden Street Columbia, TN 38401	Tax Information: 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, **Sean Pilon and Susan Pilon, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Matthew Stephenson and wife, Michelle Elizabeth Kunces**, ("Grantees"), its 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 Unit No. 1305, together with the appurtenant interest in the common elements of Belmont Park Court I Townhomes, a horizontal property regime established by Master Deed in Instrument No. 20051229-0156440, amended in Instrument No. 20060629-0078161 and in Instrument No. 20061130-0147980, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "D" to the aforementioned Amendment to Master Deed in Instrument No. 20060629-0078161, and being located upon Lot No. 50 on the Plan of Seven Hills, Section I, of record in Plat Book 2133, pages 81 and 82, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sean Pilon and wife, Susan Pilon, by deed dated June 28, 2013, from Robert S. King, married, of record in Instrument No. 20130703-0068582, Register's Office for Davidson County, Tennessee. See also Correction Agreement of record in Instrument No. 20140606-0049628, Register's Office for 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 2014 and thereafter, not yet due and payable.

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 Court 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 6th day of June, 2014.

Sean Pilon by Susan Pilon, Attorney-in-fact Susan Pilon

Sean Pilon
by Susan Pilon as attorney-in-fact

Susan Pilon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Susan Pilon,** with whom I am personally acquainted, and who acknowledged that she is the **Attorney-in-fact for Sean Pilon,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 6th day of June, 2014.

Notary Public

My Commission Expires: _____

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Pilon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of June 2014.

Notary Public

My Commission Expires: _____

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

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017