BILL GARRETT, Davidson County
Trans:T20140041895 DEEDWARR
Recvd: 06/13/14 10:08 2 pgs
Fees:13.00 Taxes:1258.00
20140613-0051715

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $340,000.00

Affiant

Subscribed and sworn to before me, this the 12th day of June, 2014.

Notary Public

My commission expires: 1/6/17

(AFFIX SEAL)

LINDA TURNER RAY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

Box 44

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John W. Clay, Jr.	New Owner	
636 Belle Park Circle		**130-13-0A-009.00 CO**
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

W. Hugh Nelson Builders, LLC,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John W. Clay, Jr. and wife, Anne C. Clay,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 9, as shown on the map entitled 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 more complete and accurate legal description.

Being the same property conveyed to DEER CREEK CONSTRUCTION, INC., A TENNESSEE CORPORATION, AS TO A ONE HALF UNDIVIDED INTEREST AND W. HUGH NELSON BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A ONE HALF UNDIVIDED INTEREST, by deed from JARDIN DE BELLE DEVELOPMENT, LLC, of record as Instrument No. 20070829-0103600, dated August 23, 2007, said Register's Office. The said Deer Creek Construction, Inc., a Tennessee corporation having conveyed all its right, title and interest to W. HUGH NELSON BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Assumption Deed of record as Instrument No. 20081022-0105868, dated October 15, 2008, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **636 Belle Park Circle, Nashville, TN 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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.

Witness my/our hand(s) this 12th day of June, 2014.

W. Hugh Nelson Builders, LLC, a Tennessee limited liability company

By: _____
W. Hugh Nelson, Chief Manager

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared W. Hugh Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Chief Manager of W. Hugh Nelson Builders, LLC, the within named bargainor, a corporation, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said W. Hugh Nelson as Chief Manager.

Witness my hand, at office, this **12th** day of **June, 2014.**

_____
Notary Public

My Commission Expires: 04-19-2016

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY