Davidson County DEEDWARR Recvd: 08/13/14 14:41 3 pgs Fees:18.00 Taxes:2373.55 **20140813-0073223**	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $641,500.00. John B Hayes Affiant Subscribed and sworn to before me, this the 8th day of August, 2014. Notary Public My commission expires: 6.26.16

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Hudson Ford Bell III	**New owner**	**117-13-0B-126.00-CO**
200 Kensington Park		
Nashville, TN 37215		

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

John B. Hayes, married

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

Hudson Ford Bell III and Sandra B. Bell, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 200 on the Plan of Phase One of Abbottsford, a Planned Unit Development of record in Plat Book 6250, Page 419 through 421, inclusive, amended in Book 6771, Page 683 and Book 6800, Page 164 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John B. Hayes, a married man by deed from Six One Five Properties, LLC of record in Instrument No. 20110405-0026286 Register's Office for Davidson County, Tennessee, dated April 01, 2011 and recorded on April 05, 2011.

Grantor represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantor's spouse has not acquired any interest in said property.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 419 through 421, inclusive as Amended in Book 6619, Page 931, Book 6771, Page 683, Book 6800, page 164, Register's Office for Davidson County, Tennessee. A Subdivision Plat of the Frank R. Leu Property of record in Book 6250, Page 418, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6478, Page 177, Book 6530, Page 242, Book 6537, Page 303, Book 8106, Page 1, Book 10458, Page 810, Book 6576, Page 509 and Amended and Restated in Book 6578, Page 302, Instrument No. 20010514-0049648 and re-recorded in Instrument No. 20010502-0045152, Instrument no. 20010330-0030930, Instrument No. 20131218-0127945 and, Instrument No. 20131218-0127946, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Charter of Abbottsford Homeowner's Association of record in Book 6548, Page 213, in the Register's Office for Davidson County, Tennessee. QuitClaim Deed for common areas to Abbottsford Homeowner's Association of record in Book 7175, Page 761, in the Register's Office for Davidson County, Tennessee. By-laws of record in Book 8627, Page 254, Book 9381, Page 876 and Instrument No. 20131218-0127949, in the Register's Office for Davidson County, Tennessee. Water Line Easements of record in Book 1286, Page 690, Book 1037, Page 572 and Book 6928, Page 934, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 6555, Page 328, in the Register's Office for

Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 6555, Page 328, in the Register's Office for Davidson County, Tennessee. Abbottsford Homeowners Association, Inc. Parking Rules recorded on March 07, 2014 as Instrument Number 20140307-0019563, in the Register's Office for Davidson County, Tennessee. Abbottsford Homeowners Association, Inc. Leasing Rules recorded on April 08, 2014 as Instrument Number 20140408-0029142, in the Register's Office for DavidsonCounty, Tennessee. Reciprocal Easements Agreements of record in Book 6478, Page 177, in the Register's Office for Davidson County, Tennessee, and all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 200 Kensington Park, Nashville, TN 37215.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF August 8, 2014:

John B. Hayes

John B. Hayes

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

INDIVIDUAL ACKNOWLEDGEMENT

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

Witness my hand, at office, this the 8th day of August, 2014.

My Commission Expires: 6.26.16

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 8th day of August, 2014.

My Commission Expires:_____

_____
Notary Public

True Copy Certification

I, Dora Mobley, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

