STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $306,000.00.

Subscribed and sworn to before me, this 28th day of August, 2014.

Caroline Mimi Eckhard McHale
Affiant

My Commission Expires: 3-7-2017

JAMIE L. TAYLOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TN 37138
2704

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
CHARLES A. FLEMING TRUST/ NANCY FLEMING WILLEMS, TRUSTEE 4400 BELMONT PARK TERRACE, UNIT #177 NASHVILLE, TN 37215 MAP & PARCEL NO. 131-03-0-C-177.00 CO	SAME

BILL GARRETT, Davidson County
Trans:T20140065954 DEEDWARR
Recvd: 09/04/14 14:49 2 pgs
Fees:13.00 Taxes:1132.20
20140904-0081147

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,

CAROLINE MIMI ECKHARD McHALE and husband, KEVIN J. McHALE,

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

CHARLES A. FLEMING TRUST/NANCY FLEMING WILLEMS, TRUSTEE,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 177 on the Plan of Section Sex, Arden Place of record in Plat Book 4955, page 69, 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 Caroline Mimi Eckhard, unmarried, by deed from James W. Busby and spouse, Charlotte P. Busby, of record in Instrument Number 20081029-0108099, Register's Office for Davidson County, Tennessee, October 27, 2008.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2014, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 4955, PAGE 69; (C) DECLARATIONS AND/OR RESTRICTIVE COVENANTS OF RECORD IN BOOK 4754, PAGE 455, AND BOOK 4819, PAGE 654, AND BOOK 4919, PAGE 277, AND BOOK 5019, PAGE 942, AND BOOK 5091, PAGE 66, AND BOOK 5129, PAGE 110, AND BOOK 5163, PAGE 384, AND BOOK 5231, PAGE 375, AND BOOK 5351, PAGE 592, AND BOOK 5514, PAGE 363, AND INSTRUMENT NO. 20070816-0098235; (D) CHARTER OF RECORD IN BOOK 4749,L PAGE 634; AND (E) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD,

SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 4400 BELMONT PARK TERRACE, UNIT #177, NASHVILLE, TN 37215

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES 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 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 HAND THIS 28TH DAY OF AUGUST, 2014.

CAROLINE MIMI ECKHARD McHALE

KEVIN J. McHALE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of August, 2014, before me personally appeared Caroline Mimi Eckhard McHale and husband, Kevin J. McHale, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:
3-7-2017

Notary Public

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

==========

WARRANTY DEED

==========