BOX 30-3

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
William L. Campbell, Jr. & Anastasia P. Campbell 35 Belcaro Circle Nashville, TN 37215	NEW OWNER	131060B02500CO
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

BILL GARRETT, Davidson County
Trans:T20140085280 DEEDWARR
Recvd: 11/12/14 12:54 2 pgs
Fees:13.00 Taxes:1831.50
20141112-0104298

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Charles Small (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto William L. Campbell, Jr. and Anastasia P. Campbell, husband and wife (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 25, MAP OF BURTON HILLS, VILLAGE OF FOXVIEW, TRACT 5, as shown on plat of record in Plat Book 6250, Page 564, 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 to Charles Small, an unmarried man by Warranty Deed from Vincent E. Melamed and Meredith Carr Melamed, recorded on the 8th day of December, 2010 in Instrument No. 20101208-0097581, in the Register's Office of Davidson County, Tennessee.

Shana Small, spouse of Charles Small did not reside in the subject real property after marriage to Charles Small.

This is improved real property located at 35 Belcaro Circle, Nashville, Tennessee 37215.

This conveyance is subject to the following:

1. Taxes for the year 2015 for Davidson County, Tennessee.
2. Declaration of Covenants, Conditions and Restrictions recorded in Book 6326, Page 588, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Charter of Burton Hills Homeowners Association, Inc., dated March 5, 1985, of record in Book 6517, Page 505, as amended in Book 6921, Page 216, said Register's Office.
4. Charter of Burton Hills Recreational Association, Inc., dated March 5, 1985, of record in Book 6517, Page 511, as amended in Book 6921, Page 214, said Register's Office.
5. Charter of Burton Hills Village of Foxview Association, Inc., dated March 5, 1985, of record in Book 6517, Page 517, as amended in Book 6921, Page 224, said Register's Office.
6. Declaration of Covenants, Conditions and Restrictions recorded in Book 6517, Page 522, amended in Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188 and Book 9882, Page 733, said Register's Office .
7. Sanitary sewers and storm drainage easement conveyed by deed from David Lipscomb College Foundation to Metropolitan Government of Nashville and Davidson County, dated February 27, 1964, of record in Book 3702, Page 250, said Register's Office.
8. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission, dated December 14, 1984, of record in Book 6470, Page 383, said Register's Office.
9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of Burton Hills, as recorded in Book 6250, Page(s) 284, as revised in Book 6250, Page 649, said Register's Office.
10. Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of Burton Hills Village of Foxview - Tract 5, as recorded in Book 6250, Page(s) 564, said Register's Office.
11. Declaration of Covenants, Conditions and Restrictions recorded in Book 6625, Page 171, and amended in Book 6917, Page 718, said Register's Office.

12. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission dated August 12, 1985, of record in Book 6655, Page 47, said Register's Office.
13. Maximum Square Footage Allocations for the Village of Foxview - Tract 5 in the recorded plat of Burton Hills, Nashville, Tennessee, of record in Book 6250, Page 564, said Register's Office, as prepared by MCI Consulting Engineers, Inc., 4301 Hillsboro Road, Nashville, Tennessee, 37215, of record in Book 6626, Page 937, said Register's Office.
14. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission dated February 24, 1987, of record in Book 7147, Page 411, said Register's Office.
15. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission dated February 24, 1987, of record in Book 7147, Page 416, said Register's Office.
16. Common Area recorded in Book 6917, Page 710, said Register's Office.
17. Open Spaces Trust Agreement recorded in Book 9879, Page 162, said Register's Office.
18. Easement recorded in Book 4298, Page 491, said Register's Office.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $495,000.00.
(
(
(Subscribed and sworn to before me
(this 7th day of November, 2014.
(
(My Commission Expires: 2/4/2015

Ken Murray
Affiant

Robin S. Edwards
Notary Public

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and binds himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 7th day of November, 2014.

Charles Small

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Charles Small with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that they executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 7th day of November, 2014.

My Commission Expires:

Notary Public

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017