BILL GARRETT, Davidson County
Trans:T20140091195 DEEDWARR
Recvd: 12/05/14 11:14 2 pgs
Fees:13.00 Taxes:1221.00
20141205-0111631

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$330,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of December, 2014.

Notary Public

My commission expires: 04-19-2016

(AFFIX SEAL)

KRISTEN JACOBY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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:
Anne Lindsay Sanford	**Anne Lindsay Sanford**	**130-13-0A-008.00-CO**
632 Belle Park Circle	**119 Brighton Close**	
Nashville, TN 37205	**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, A TENNESSEE LIMITED LIABILITY COMPANY,

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

ANNE LINDSAY SANFORD, UNMARRIED

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) 8, as shown on the map entitled Final Plat of First Revision of Jardin De Belle Subdivision, a Planned Unit Development, of record in Instrument No. 20090318-0024530, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to W. HUGH NELSON BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from DEER CREEK CONSTRUCTION, INC., of record in 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 unimproved property known as **632 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 Grantors do covenant with said Grantees that Grantors are 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 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 4th day of December, 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 **4th** day of **December, 2014.**

_____
Notary Public

My Commission Expires: 09-11-2016

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY