BILL GARRETT, Davidson County
Trans:T20140092313 DEEDWARR
Recvd: 12/10/14 10:43 2 pgs
Fees:13.00 Taxes:1535.50
20141210-0113017

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY: **JACK W. ROBINSON, JR.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $415,000.00. Affiant Subscribed and sworn to before me, this 8th day of December, 2014. Hillary Torrence Notary Public My Commission Expires: 11-28-16

HILLARY TORRENCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address New Owner As Follows: Stuart Smith and Lynne C. Smith 4508 Millrace Lane Nashville, TN 37205	Send Tax Bills To: Same	Map-Parcel Number: 130 13 0A 015.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUSAN A. MICHAEL,** a single woman, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **STUART SMITH AND LYNNE C. SMITH,** husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Jardin de Belle Subdivision, a Planned Unit Development, of record as Instrument No. 20050822-0099470, as revised by 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 description.

Being the same property conveyed to Susan A. Michael, a single woman, by deed from Jardin de Belle Development, LLC, a North Carolina Limited Liability Company, by deed of record as Instrument No. 20050829-0102801, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable.

2. Matters shown on the Plan of Jardin de Belle Subdivision, a Planned Unit Development, of record as Instrument No. 20050822-0099470, as revised by 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.

3. All matters as shown on the Plan of record as Instrument No. 201110210081971, Instrument No. 201212100113251, and Instrument No. 201212180116472, Register's Office for Davidson County, Tennessee.

4. Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20050819-0099255, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20070824-0101907, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Instrument No. 20040927-0116111, Register's Office for Davidson County, Tennessee.

6. Open Space and Common areas conveyed to Jardin de Belle Owner's Association, Inc. by quitclaim deed of record in Instrument No. 20070829-0103599, Register's Office for Davidson County, Tennessee.

7. Charter of Jardin de Belle Owner's Association Homeowner's Association, Inc., of record as Instrument No. 20050714-001980, Register's Office for said County.

This is unimproved property known as: **656 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 covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, 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 person whomsoever.

WITNESS my hand this 8th day of December, 2014.

Susan A. Michael

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSAN A. MICHAEL**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of December, 2014

(Seal)

Hillary Torrence
Notary Public

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11-28-16

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