THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14112403**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $178,500.00. Affiant Subscribed and sworn to before me, this 15th day of December, 2014. Notary Public My Commission Expires: 9/10/18

BILL GARRETT, Davidson County
Trans:T20140094081 DEEDWARR
Recvd: 12/16/14 13:27 2 pgs
Fees:13.00 Taxes:438.45
20141216-0114970

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew Hall 1345 Bell Rd #323 Antioch TN 37013	New Owner	Tax Parcel ID No. 162120B01500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kristy D. Carroll and Torrey S. Grimes, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Andrew Hall, a single man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit 5-D, on the Plan at Villas of Belle Parke, Phase I, a horizontal property regime of record in Instrument No. 20020913-0111601, and as defined in the Master Deed of record in Instrument 20020911-0110959, as amended at Instrument Nos. 20021025-0130922, 20030515-0066792 and 20040218-0018915, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kristy D. Carroll and Torrey S. Grimes by Warranty Deed from Belinda M. Rogers, unmarried, recorded on the 7th day of October, 2005 in Instrument No. 20051007-0121466, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAS AT BELLE PARKE, PHASE I, as recorded in Instrument Nos. 20020722-0087814 and 20020913-0111601.

Charter of Homeowners' Association recorded at Instrument No. 20020911-0110958.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or

incorporated by reference into the Master Deed establishing VILLAS AT BELLE PARKE of record in Instrument No. 20020911-0110959, as amended by instrument(s) of record in Instrument Nos. 20021025-0130922, 20030515-0066792 and 20040218-0018915; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement to Comcast, recorded in Instrument No. 20130507-0050095.

Easement for Drainage, recorded in Book 7838, Page 934 and Instrument No. 20020322-0035169.

Easement for Landscape Buffer, recorded in Instrument No. 20011217-0138710.

Stormwater Detention Agreement recorded at Instrument No. 20020320-0034488.

This is improved property located at 1345 Bell Rd #323 Antioch TN 37013

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of December, 2014.

Kristy D. Carroll

Torrey S. Grimes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kristy D. Carroll and Torrey S. Grimes, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018