BILL GARRETT, Davidson County
Trans:T20140094839 DEEDWARR
Recvd: 12/18/14 11:36 4 pgs
Fees:23.00 Taxes:1147.00
20141218-0115876

GENERAL WARRANTY DEED

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owners:	Send Tax Bills To:	Map/Parcel:
W. Hugh Nelson Builders, LLC **325 Edward Williams Road** **Gadsden, TN 38337**	**New Owners**	**130-13-0A-009.00 CO**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$310,000.00**.

Affiant

Sworn to and subscribed before me this 16th day of December, 2014.

Notary Public

My commission expires: 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **John W. Clay, Jr. and wife, Anne C. Clay** (the "Grantors"), have this day bargained and sold and do hereby transfer and convey unto the said **W. Hugh Nelson Builders, LLC, a Tennessee limited liability company** (the "Grantees"), its successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is unimproved property known as **636 Belle Park Circle, Nashville, TN 37205**.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantees, its successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of the said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantors further covenant and bind themselves, their successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantees, its successors 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.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands on this 16th day of December, 2014.

John W. Clay, Jr.

Anne C. Clay

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **John W. Clay, Jr. and Anne C. Clay**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2014.

Hillary Torrence
Notary Public

My Commission Expires: 11-28-16

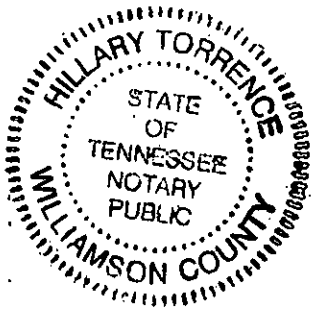


Exhibit A

[Legal Description]

Land in Davidson County, Tennessee, being Lot(s) 9, as shown on the map entitled Final Plat of Fourth Revision of Jardin De Belle, of record as Instrument No. 20121218-0116472, 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 JOHN W. CLAY, JR. AND WIFE, ANNE C. CLAY, by Warranty Deed from W. HUGH NELSON BUILDERS, LLC, dated June 12, 2014, of record as Instrument No. 20140613-0051715, said Register's Office.

Exhibit B

[Permitted Exceptions]

1. General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 130-13-0A-009.00 CO.

2. Matters shown on the Plan of record as Instrument No. 20050822-0099470, as revised in Instrument No. 20090318-0024530, Instrument No. 20121210-0113251, and Instrument No. 20121218-0116472, said Register's Office.

3. Conveyance of common area and/or open space to Jardin De Belle Homeowner's Association, Inc., of record in Instrument No. 20070829-0103599, said Register's Office.

4. Charter of Jardin De Belle Homeowner's Association, Inc., of record in Instrument No. 20050714-0081980, said Register's Office.

5. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20050819-0099255, as amended as Instrument No. 20070824-0101907, said Register's Office.

6. Stormwater Detention Agreement of record as Instrument No. 20040927-0116111, said Register's Office.