THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14112474**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $960,000.00. Affiant Subscribed and sworn to before me, this 22nd day of December, 2014. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans: T20140095578 DEEDWARRSP
Recvd: 12/22/14 11:36 3 pgs
Fees: 18.00 Taxes: 3552.00
20141222-0116831

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-11-2017

SPECIAL WARRANTY DEED

Address New Owner: Benjamin F. Jacobs, IV 628 Belle Park Circle Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-13-0-A-7.00 CO

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, **Blue Belle Holdings, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin F. Jacobs, IV and Stacie H. Jacobs, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 7, JARDIN DE BELLE, FINAL PLAT OF FOURTH REVISION, as shown on plat of record in Instrument No. 20121218-0116472, 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 by Trustee's Deed from Jaime L. DeRensis, not individually but as Successor Trustee to Blue Belle Holdings, LLC as recorded on the 7th day of January, 2014 in Instrument No. 20140107-0001851 and Warranty Deed from Jardin de Belle Development, LLC., a North Carolina Limited Liability Company to D. L. Smith Construction, Inc., a Tennessee Corporation as recorded on the 23rd day of May, 2006 in Instrument No. 20060523-0060540, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument Nos. 20121218-0116472, 20121210-0113251, 20111021-0081971, 20090318-0025430 and 20050822-0099470.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20050819-0099255 and 20070824-0101907.

Charter of Jardin De Belle Owners' Association, Inc. recorded at Instrument No. 20050714-0081980.

Conveyance for Common Areas and Open Spaces recorded at Instrument No. 20070829-0103599.

Stormwater Detention Agreement recorded at Instrument No. 20040927-0116111.

Sign Monument Easement Agreement with Covenants & Restrictions recorded at Instrument No. 20070202-0014295.

This is improved property located at 628 Belle Park Circle Nashville, TN 37205.

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.

AND THE SAID GRANTOR, will warrant and forever defend the right and title to the above described property unto the said Grantee against the lawful claims and demands of all persons claiming by, through, or under the above named Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of December, 2014.

Blue Belle Holdings, LLC, a Tennessee limited liability company

By: Sabal Financial Group, L.P.
in its capacity as Manager of Blue Belle Holdings, LLC

By: _____

Name: Mark E. Foster
Its: Authorized Signatory

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the _____ of Sabal Financial Group, L.P. Manager of Blue Belle Holdings, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 22nd day of December 2014.

_____
Notary Public

My Commission Expires: SEE ATTACHMENT

"A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."

(STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On December 18, 2014, before me, Jaclyn Mary Lanning, Notary Public, personally appeared Mark E. Foster, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JACLYN MARY LANNING
Commission # 2062208
Notary Public - California
Orange County
My Comm. Expires Mar 23, 2018

Signature _____ (SEAL)
Signature of Notary Public