WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150000037 DEEDWARR
Recvd: 01/02/15 08:42 2 pgs
Fees:13.00 Taxes:1809.30

20150102-0000041

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,000.00

Thomas L. Courtney M.D.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2014

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Lukens Courtney	Same As New Owner	
(NAME)	(NAME)	
5250 Granny White Trace		Map 145
(ADDRESS)	(ADDRESS)	Parcel 165.00
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Karl L. Van Becelaere and Linda L. Van Becelaere , husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas Lukens Courtney, an unmarried man,** 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 No. 9 on the Final Subdivision Plat of The Reserve at Radnor Lake, of record in Instrument No. 20080327-0030965, amended as Instrument No. 20130829-0091392, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Karl L. Van Becelaere and spouse, Linda L. Van Becelaere by Quitclaim Deed from VanBeCo. LLC, a Tennessee limited liability company, filed for record on January 29, 2009 as Instrument No. 20090129-0007721, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument No. 20080327-0030965, amended as Instrument No. 20130829-0091392, said Register's Office; and (c) Restrictive covenants contained in Instrument No. 20090409-0032504, said Register's Office.

The following covenants shall run with the land and all shall be binding upon the Grantee and Grantee's heirs, successors, and assigns: (1) the Property may only be used for a single family residence; (2) Any residence constructed on the Property must contain at least 4,000 square feet, in total, on the first and second floors of heated and cooled floored living space, exclusive of garages, basements, whether finished or unfinished, porches, and workshops; and (3) The Property may not be used for public access parking, public access hiking paths/trails, public access gatherings, or public access structures.

unimproved ☑

This is improved ☐ property, known as 5250 Granny White Trace, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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/our hands this 30th day of December, 2014.

Karl L. Van Becelaere

Karl L.Van Becelaere
By: Linda L. Van Becelaere, Attorney in Fact

Linda L. Van Becelaere

Linda L. Van Becelaere

State of Tennessee
County of Davidson

Personally appeared before me Karl L. Van Becelaere and Linda L. Van Becelaere, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of December, 2014.

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

Robert L Sgs

Notary Public

My Commission Expires: _____

State of Tennessee
County of Davidson

On this 30th day of December, 2014, before me personally appeared, Linda L. Van Becelaere, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Karl L. Van Becelaere and acknowledged that she executed the same as the free act and deed on behalf of Karl L. Van Becelaere.

WITNESS my and and seal this 30th day of December, 2014.

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

Robert L Sgs

Notary Public

My Commission Expires: _____

File No.: 121214433