BILL GARRETT, Davidson County
Trans:T20150015142 DEEDWARR
Recvd: 03/02/15 14:01 2 pgs
Fees:13.00 Taxes:438.45
20150302-0017894

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1127

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jean D. Dotson 1005 Cherry Blossom Court Nashville, TN 37215	New Owner	162-12-OB-067.00-CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $118,500.00

"Betty Belle" Peery
Affiant

Subscribed and sworn to before me, this the 26th day of February, 2015.

I. M. Corriveau
Notary Public

My Commission Expires: _____
(Affix Seal)

I. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Betty Belle Peery,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jean D. Dotson,** 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 Unit No. 16C, of Tract II on the plan of Final Plat, Villas at Belle Parke, Phase II, a horizontal property regime, of record in Instrument No. 20020722-0087814, Register's Office for Davidson County, Tennessee, and as defined in the Amendment to Master Deed and By-Laws of record in Instrument No. 20040218-0018915, said Register's Office, to which reference is hereby made to said Amendment for a more complete identification and description of such Unit.

Being the same property conveyed to Betty Belle Peery by Warranty Deed from Trevor J. George, dated November 30, 2007, recorded November 30, 2007, of record in Instrument No. 20071130-0139278, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1345 Bell Road, Unit 436, Nashville, TN 37013-6722**

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters appearing on the plan of Final Plat, Villas at Belle Parke, Phase II, a horizontal property regime, of record in Instrument No. 20020722-0087814, Register's Office for Davidson County, Tennessee, and as defined in the Amendment to Master Deed and By-Laws of record in Instrument No. 20040218-0018915, said Register's Office. (4) All matters appearing on the Boundary Plat(s) of record in Instrument No. 20011217-0138712 and in Instrument No. 20011228-0143701, Register's Office for Davidson County, Tennessee. (5) Master Deed and By-Laws for Villas at Belle Parke, a horizontal property regime, of record in Instrument No. 20020911-0110959; as amended in Instrument No. 20021025-0130922; Instrument No. 20030515-0066792; and in Instrument No. 20040218-0018915Register's Office for Davidson County, Tennessee. (6) Charter for Homeowners

Association of record in Instrument No. 20020911-0110958, Register's Office for Davidson County, Tennessee. (7) Easement for construction and maintenance of drainage facility of record in Book 7838, page 934, Register's Office for Davidson County, Tennessee. (8) Declaration of Drainage Easement of record in Instrument No. 20020322-0035169, Register's Office for Davidson County, Tennessee. (9) Drainage easement of record in Instrument No. 20011116-0125961, Register's Office for Davidson County, Tennessee. (10) Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20130517-0050095, Register's Office for Davidson County, Tennessee. (11) Stormwater Detention Agreement of record in Instrument No. 20020320-0034488, Register's Office for Davidson County, Tennessee. (12) Landscape buffer easement of record in Instrument No. 20011217-0138710, Register's Office for Davidson County, Tennessee. (13) Subdivision Plat Agreement of record in Instrument No. 2001217-0138712, Register's Office for Davidson County, Tennessee, and (15) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this **26th** day of **February, 2015.**

GRANTOR(S)

Betty Belle Peery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Betty Belle Peery** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and official seal on this the **26th** day of **February, 2015.**

Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017