BILL GARRETT, Davidson County
Trans:T20150025695 DEEDWARR
Recvd: 04/07/15 12:50 2 pgs
Fees:13.00 Taxes:2497.50
20150407-0030460

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 15033290** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is: $675,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 31st day of March, 2015.<br><br>Jessica N. Brooks<br>Notary Public<br>My Commission Expires: 6-13-17 |

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| William Roberts and Laura Roberts<br>510 Belgrave Park<br>Nashville TN 37215 | New Owner | Tax Parcel ID No.<br>117130B02100CO |

**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, **Leonard C. Feldman and Elizabeth G. Feldman, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **William A. Roberts and Laura Stockett Roberts, Husband and Wife,** ("Grantees"), their 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 No. 510 on the Plan of Phase One of Abbottsford, of record in Plat Book 6250, Pages 419-421, amended in Book 6771, Page 683 and Book 6800, Page 164, 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 Leonard C. Feldman and wife, Elizabeth G. Feldman by Warranty Deed from John M. Thomas and wife, Kathie G. Thomas, recorded on the 7th day of January, 1998 in Deed Book 10750, Page 338, 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 recorded in Plat Book 6250, Page(s) 419-421, amended in Book 6638, Page 356, Book 6771, Page 683 and Book 6800, Page 164.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6478, Page 177, amended in Book 6530, Page 242, Book 6537, Page 303, Book 8106, Page 1, Book 8627, Page 254, Book 9381, Page 876, Book 10458, Page 810 and Instrument Nos. 20010330-0030930 and 20010502-0045152 and re-recorded at Instrument No. 20010514-0049648, amended at Instrument Nos. 20131218-0127945 and 20131218-0127946.

Charter of Homeowners Association recorded in Book 6548, Page 213.

Easement for Water Lines, recorded in Book 1037, Page 572 and Book 1286, Page 690.

Stormwater Detention Agreement recorded in Book 6555, Page 328.

Grant of Gas Service Line or Fuel Line Easement to Nashville Gas Co. recorded in Book 6928, Page 934.

Terms and provisions of by-Laws amended in Book 9381, Page 876, Book 8627, Page 254 and Instrument No. 20131218-0127949.

Quitclaim Deed to Homeowners Association for Common Areas recorded in Book 7175, Page 761.

Abbottsford Homeowners Association Inc. Parking Rules recorded at Instrument No. 20140307-0019563.

Abbottsford Homeowners Association Inc. Leasing Rules recorded at Instrument No. 20140408-0029142.

This is improved property located at 510 Belgrave Park Nashville TN 37215

**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 31st day of March, 2015.

Leonard C. Feldman by Will Chapman, his Attorney-in-Fact

Elizabeth G. Feldman by Will Chapman, her Attorney-in-Fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, 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 Attorney-in-fact for Leonard C. Feldman and Elizabeth G. Feldman, of 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 31st day of March, 2015.

Notary Public

My Commission Expires: 9/10/18

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