THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15053947**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $132,000.00. Affiant Subscribed and sworn to before me, this 21st day of May, 2015. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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WARRANTY DEED

Address New Owner: Cameron Hunt, Joseph Harwell, and Chad Stuart Troup 1345 Bell Rd #444 Antioch TN 37013-6722	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 162120B07100CO

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, **Geoffrey Vickers and Amanda Vickers, individually and as Trustees of the Amanda B. Vickers Revocable Trust** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Cameron Hunt, a married man, and Joseph Harwell, a married man, and Chad Stuart Troup, a married man as joint tenants with rights of survivorship** ("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 Unit No. 15-C, 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, and as defined in the Amendment to Master Deed and By-Laws of record in Instrument No. 20040218-0018915 to which reference is hereby made for a more complete legal description.

Being the same property conveyed by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes to Geoffrey P. Vickers, unmarried man, as recorded on the 3rd day of August, 2005 in Instrument No. 20050803-0090995; Quitclaim Deed from Geoffrey P. Vickers to Amanda B. Vickers and Geoffrey P. Vickers, trustees of the Amanda B. Vickers Revocable Trust, as recorded on the 28th day of December, 2012 in Instrument No. 20121228-0119974 and Quit Claim Deed from Geoffrey P. Vickers a married person who acquired title as Geoffrey P. Vickers, unmarried man to Geoffrey P. Vickers, married, as recorded on the 11th day of February, 2013 in Instrument No. 20130211-0013688, 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 of VILLAS AT BELLE PARKE, as recorded in Instrument No. 20020722-0087814.

Charter on Villas at Belle Parke Homeowners Association, Inc. of record in Instrument No. 20020911-0110958, in the Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150040801 DEEDWARR
Recvd: 05/27/15 08:18 2 pgs
Fees:13.00 Taxes:488.40
20150527-0048444

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VILLAS AT BELLE PARKE of record in Instrument No. 20020911-0110959 , as amended by instrument(s) of record in Instrument No(s). 20021025-0130922, 20030515-0066792, 20040218-0018915, in the Register's Office of Davidson County, Tennessee; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Comcast of Nashville, LLC, recorded in Instrument No. 20130517-0050095, in the Register's Office of Davidson County, Tennessee.

Easement for Construction and Maintenance of Drainage Facility, recorded in Book 7838, Page 934, in the Register's Office of Davidson County, Tennessee.

Easement for Declaration of Drainage Easement, recorded in Instrument No. 20020322-0035169, in the Register's Office of Davidson County, Tennessee.

Easement for Landscape Buffer Easement, recorded in Instrument No. 20011217-0138710, in the Register's Office of Davidson County, Tennessee.

Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20020320-0034488, in the Register's Office of Davidson County, Tennessee.

Subject to lien for special assessments as contained in the restrictions.

Subject to rights of others in and to the common areas and elements.

This is improved property located at 1345 Bell Rd #444 Antioch TN 37013-6722

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 21st day of May, 2015.

Geoffrey Vickers, Individually and as Trustee of the Amanda B. Vickers Revocable Trust

Amanda Vickers, Individually and as Trustee of the Amanda B. Vickers Revocable Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amanda B. Vickers and Geoffrey P. Vickers, individually and as Trustees, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Amanda B. Vickers Revocable Trust, 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 21st day of May, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018