WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150061121 DEEDWARR
Recvd: 07/27/15 08:53 2 pgs
Fees:13.00 Taxes:907.98
20150727-0073292

P-KW-15-601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-8-18 (AFFIX SEAL)

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael C. Belli	CBC National Bank	
(NAME)	(NAME)	**171-03-0B-227.00-CO**
601 Old Hickory Blvd #33	1887 S 14th Street	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Fernandina Beach, FL 32034-3033	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **AMANDA HUSKEY, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL C. BELLI AND TINA M. BELLI, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 33 on the Plan of Phase Two, Section Six, Townhomes of Fredericksburg R20 Residential P.U.D. of record in Plat Book 9700, Pages 953 and 954, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amanda Huskey, single by Warranty deed from Catherine G. Kermicle of record in Instrument No. 20140611-0051068 Register's Office for Davidson County, Tennessee, dated June 06, 2014 and recorded on June 11, 2014. Amanda Huskey, having since married. Her spouse, Justin Godown joins in the execution of this instrument for the purpose of conveying his marital interests if any in the subject property.

This conveyance is subject to:
• Taxes for the year 2015 a lien, not yet due and payable.
• Subject to all matters shown on the Plan of record in Book 9700, Pages 953 and 954, Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the P.U.D. Boundary Plan of record in Plat Book 7900, Page 509, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8920, Page 65, amended in Book 9500, Page 393, Book 9860, Page 840 and Book 10694, Page 541, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10126, Page 435, amended in Book 10224, Page 683 and corrected in Book 10294, Page 850, further amended in Instrument No. 200007180070558, re-recorded in Instrument No. 20050705-0076596, (Fredericksburg), Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11550, Page 531, amended in Book 11682, Page 75, (Fredericksburg Townhomes), Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

- By-Laws for Townhomes of Fredericksburg HOA in Book 10126, page 486 amended in Book 10275, page 959 and in Instrument No. 20150102-0000219, Register's Office for Davidson County, Tennessee.
- By-Laws of Fredericksburg Townhomes HOA of record in Book 8920, Page 45, amended in Book 10694, Page 539 and in Book 11550, Page 554, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of Banbury of record in Book 7798, Page 843, Register's Office for Davidson County, Tennessee.
- Charter for Townhomes of Fredericksburg HOA of record in Book 10126, Page 430 and Book 11550, Page 529, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas of record in Book 11753, Page 208, Register's Office for Davidson County, Tennessee.
- Easement(s) for Sanitary Sewers and/or Storm Drainage of record in Book 7358, Page 643, Book 7993, Page 269 and Book 9607, Page 431, Register's Office for Davidson County, Tennessee.
- Easement conveyed to State of Tennessee of record in Book 7851, Page 712, Register's Office for Davidson County, Tennessee.
- Dedication of Site Drainage Easement of record in Book 10012, Page 756, Register' s Office for Davidson County, Tennessee.
- Cable Television Easement and Maintenance Agreement of record in Instrument No. 2000516-0049387, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **601 Old Hickory Blvd #33 , Brentwood, Tennessee 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 23rd DAY OF JULY, 2015.

Amanda Huskey by John Gleaves, Attorney in Fact

Justin Godown by John Gleaves, 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, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of AMANDA HUSKEY AND JUSTIN GODOWN, and who acknowledged he/she/they executed the same as the free act and deed of the said AMANDA HUSKEY AND JUSTIN GODOWN.

Witness my hand and official seal, this the 23rd of July, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212