BILL GARRETT, Davidson County
Trans:T20150062497 DEEDWARR
Recvd: 07/30/15 08:51 2 pgs
Fees:13.00 Taxes:1369.00
20150730-0074955

GREGORY S. PERRONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$370,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of July, 2015.

Notary Public

My commission expires: 9-24-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John W. Barton, III **Shannon K. Barton**	**New Owner**	**Map-Par. 130-13-0A-009.00 CO**
229 Hillwood Blvd.		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

W. Hugh Nelson Builders, LLC, a Tennessee limited liability company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John W. Barton, III and Shannon K. Barton, Husband and wife,

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(s) 9, as shown on the map entitled Final Plat of Fourth Revision of Jardin De Belle, of record as Instrument No. 20121218-0116472, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to W. HUGH NELSON BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JOHN W. CLAY, JR. AND WIFE, ANNE C. CLAY, of record in Instrument No. 20141218-0115876, dated December 16, 2014, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is unimproved property known as **636 Belle Park Circle, Nashville, TN 37205**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand(s) this 29th day of July, 2015.

by: _____

W. Hugh Nelson Builders, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared W. Hugh Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her/his oath acknowledged herself/himself to be the Chief Manager of W. Hugh Nelson Builders LLC the within named bargainor, a corporation, and that she/he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said W. Hugh Nelson as Chief Manager.

Witness my hand, at office, this **29th** day of **July, 2015.**

_____

Notary Public

My Commission Expires: 5-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY