WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: 11/15/2015

(AFFIX SEAL)

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20150082215 DEEDWARR
Recvd: 09/28/15 10:38 2 pgs
Fees:13.00 Taxes:1572.50
20150928-0098111

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Encore Construction LLC	Same as New Owner	Map 145
(NAME)	(NAME)	
256 Seaboard Lane, Ste B103		Parcel 162.00
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Karl L. Van Becelaere and Linda L. Van Becelaere, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Encore Construction LLC, a Tennessee Limited Liability Company,** 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 No. 6 as shown on the Plan of The Reserve at Radnor Lake of record in Instrument No. 20080327-0030965 as amended in Instrument No. 20130829-0091392 and Instrument No. 20150924-0097315, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Karl L. Van Becelaere and spouse Linda L. Van Becelaere by Quitclaim Deed from VanBeCo, LLC, a Tennessee limited liability company filed for record on January 29, 2009 as Instrument No. 20090129-0007721, Register's Office.

This conveyance is made subject to all conditions, easements; of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument No. 20080327-0030965, said Register's Office.

The following covenants shall run with the land and all shall be binding upon the Grantee and Grantee's heirs, successors, and assigns: (1) the Property may only be used for a single family residence; (2) Any residence constructed on the Property must contain at least 4,000 square feet, in total, on the first and second floors of heated and cooled floored living space, exclusive of garages, basements, whether finished or unfinished, porches, and workshops; and (3) The Property may not be used for public access parking, public access hiking paths/trails, public access gatherings, or public access structures.

unimproved ☑

This is improved ☐ property, known as 5266 White Trace, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 25th day of September, 2015.

Karl L. Van Becelaere

Linda L. Van Becelaere

State of Tennessee
County of Davidson

Personally appeared before me Karl L. Van Becelaere and Linda L. Van Becelaere, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of September, 2015.

Notary Public Robert L. Scruggs

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

My Commission Expires:

File No.: 35917