Davidson County DEEDWARR
Recvd: 10/20/15 09:19 4 pgs
Fees:23.00 Taxes:6290.00
20151020-0106359

32699

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32669-09-2015** **Record & Return To:** **First Title and Escrow Company, Inc.** **3811 Bedford Avenue, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,700,000.00. Affiant Subscribed and sworn to before me this 16th day of October, 2015. Notary Public My Commission Expires:

JONATHAN MECHAM
Notary Public
State of Utah
Comm. No. 679090
My Comm. Expires Aug 29, 2018

WARRANTY DEED

Address New Owner: Mike McLain, Jane McLain 660 Belle Park Cir Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 13 0 A 016 00CO

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, **Maureen Cassidy, unmarried and Gerald M. Kluft, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mike McLain and wife, Jane McLain** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 660 Belle Park Cir, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 16th day of October, 2015.

Gerald M. Kluft

Maureen Cassidy

STATE OF Ut, COUNTY OF Summit SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gerald M. Kluft and Maureen Cassidy,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of October, 2015.

Notary Public

My Commission Expires: 08-29-18

JONATHAN MECHAM
Notary Public
State of Utah
Comm. No. 679090
My Comm. Expires Aug 29, 2018

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Fifth Revision of Jardin De Belle, as of record in Instrument No. 20150821-0084427, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Maureen Cassidy by deed dated February 9, 2010 from W. Hugh Nelson Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20100216-0011730, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 19, 2013 in Instrument No. 20131126-0121358, Maureen Cassidy, unmarried, conveyed a one-half (1/2 undivided interest), as tenants in common to Gerald M. Kluft, unmarried. Also being the same property conveyed to Maureen Cassidy and Gerald M. Kluft by Quitclaim Deed dated August 26, 2015 from Thomas Lynn Black, an unmarried person of record in Instrument No. 20150902-0089690, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2015 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions and Restrictions for Jardin De Belle of record in Instrument No. 20050819-0099255, amended in Instrument No. 20070824-0101907. Amended and Restated Declaration of Protective Covenants, Conditions & Restrictions for Belle Park at Cheekwood (formerly know as Jardin De Belle) of record in Instrument No. 20071023-0125455, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
3. All matters appearing on the Plan of record as Instrument No. 20150821-0084427, Register's Office for Davidson County, Tennessee.
4. Declaration of Sign Monument Easment with Covenants and Restrictions of record in Instrument No. 20070202-0014295, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Instrument No. 20040927-0116111, Register's Office for Davidson County, Tennessee.
6. Memorandum of Equity Participation Agreement of record in Instrument No. 20110419-0030113, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GERALD G. PATTERSON, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

