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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 15105625**<br><br>BILL GARRETT, Davidson County<br>Trans:T20150102409 DEEDWARR<br>Recvd: 12/03/15 13:42 2 pgs<br>Fees:13.00 Taxes:961.63<br>20151203-0121998 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $259,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of November, 2015.<br><br>Notary Public<br>My Commission Expires: TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018 |

## WARRANTY DEED

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| Address New Owner:<br>Ellen Kilgore<br>441 Belle Pointe Drive<br>Nashville TN 37221-3464 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>142-10-0B-021.00-CO |

**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, **Gabriel Cole Childress, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ellen Kilgore, an unmarried woman**, ("Grantee"), her 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 Lot No. 21 on the Plan of Phase I, a Planned Unit Development, Belle Pointe of record in Plat Book 6250, Page (s) 500 and 501, 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 Gabriel Cole Childress and Amanda G. Newell Childress, husband and wife by Warranty deed from Lee F. Noel, Jr., unmarried of record in Instrument No. 20141217-0115265 Register's Office for Davidson County, Tennessee, dated November 26, 2014 and recorded on December 17, 2014. The said Amanda G. Newell Childress now being deceased on August 14, 2015, in Davidson Co., Tennessee.

Being also known as 441 Belle Pointe Drive, Nashville, TN 37221-3464

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.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 500 and 501, Register's Office for Davidson County, Tennessee.

All matters shown on the Boundary Plat of record in Plat Book 6250, Page 440, 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 6689, Page 772, amended in Book 6702, Page 409, Book 6770, Page 814, Book 6774, Page 774, Book 6819, Page 164, Book 6862, Page 292 and Book 6959, Page 766, 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 of record in Book 6689, Page 783, amended in Book 7409, Page 224, Book 7851, Page 215, Book 9319, Page 443 and Instrument No. 20020130-0013252, Register's Office for Davidson County, Tennessee.

Subject to Rules Regarding Enforcement of governing documents of record in Instrument No. 20051027-0130021, Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Book 6762, Page 261, as corrected in Book 8016, Page 858, Register's Office for Davidson County, Tennessee.

Conveyance of common areas to HOA of record in Book 6774, Page 776, Book 6862, Page 286 and Book 6999, Page 982, Register's Office for Davidson County, Tennessee.

Sewer Line Easement of record in Book 4613, Page 509, Register's Office for Davidson County, Tennessee.

Restated and Amended Rules and Regulations of record in Instrument Number 20141202-0110210, in the Register's Office for Davidson County, Tennessee.

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

This is improved property located at 441 Belle Pointe Drive Nashville TN 37221-3464

**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 30th day of November, 2015.

Gabriel Cole Childress

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gabriel Cole Childress, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018