THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15105746** BILL GARRETT, Davidson County Trans:T20150103506 DEEDWARR Recvd: 12/08/15 09:38 2 pgs Fees:13.00 Taxes:680.80 20151208-0123332	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $184,000.00. Affiant Subscribed and sworn to before me, this 4th day of December, 2015. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Ellen May and Gregory May 810 S CHESTNUT CT Hermitage TN 37076-1347	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 064-11-0A-048.00 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, **Bryan M. Belew** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ellen May, married and Gregory May, unmarried, as joint tenants with right of survivorship** ("Grantees"), its 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 48, CALEB CHASE, as shown on plat of record in Plat Book 6250, Page 821, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bryan M. Belew, unmarried by Warranty Deed from Johnathan L. Crumpton and Patricia D. Crumpton, recorded on the 8th day of March, 2004 in Instrument No. 20040308-0026352, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CALEB CHASE, as recorded in Plat Book 6250, Page(s) 821 and 822.

Covenants, Conditions and Restrictions as set forth in Deeds recorded in Book 6777, Page 453, Book 6783, Page 805, Book 7189, Page 553 and Instrument No. 20100603-0043191.

Charter of Caleb Chase Homeowners Association, Inc. recorded in Book 6927, Page 370 and Book 8109, Page 791.

Conveyance of common areas recorded in Book 7242, Page 554.

This is improved property located at 810 S CHESTNUT CT Hermitage TN 37076-1347

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 4th day of December, 2015.

Bryan M. Belew

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bryan M. Belew, 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 4th day of December, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018