WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160025012 DEEDWARR
Recvd: 03/29/16 09:01 2 pgs
Fees:13.00 Taxes:469.90
20160329-0029240

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marshall Stephens Stuart and Jessica Murphy Stuart	new owner	162120b05800co
(NAME) 1345 Bell Road, Unit 418	(NAME)	
(ADDRESS) Antioch TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, Katherine L. Lamb, married, f/k/a Katherine L. Thiesen, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marshall Stephens Stuart and Jessica Murphy Stuart, 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:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows to wit:

Being Unit 18B, on the Plan of Final Plat, Villas at Belle Parke, Phase II, a horizontal property regime as established in the Master Deed and By Laws establishing the Horizontal Property Regime of Villas of Belle Parke of record in Instrument No. 20020911-0110959 and as amended in Instrument No. 20021025-0130922, Instrument No. 20030515-0066792 and Instrument No. 20040218-0018915, Register's Office for Davidson County, Tennessee and an undivided interest in the general and limited common elements appurtenant thereto and as shown on the Plan of Final Plat, Villas at Belle Parke, Phase II, of record in an Exhibit to the Amended Master Deed and By Laws of record in Instrument Number 20040218-0018915, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Katherine L. Thiesen, unmarried from NVR, Inx., a Virginia Corporations T/A Fox Ridge Homes by Warranty Deed dated December 27, 2005 and of record as Instrument Number 20051229-0155968, Register's Office for Davidson County, Tennessee. The said Katherine L. Thiesen has since married.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF FINAL PLAT, VILLAS AT BELLE PARK, PHASE II OF RECORD IN AN EXHIBIT TO THE AMENDED MASTER DEED AND BY LAWS OF RECORD IN INSTRUMENT NO. 20040218-0018915, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY; SUBJECT TO ALL PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS TEH SAME IS SET OUT IN SECTION 66-27-101 ET SEQ. OF THE TENNESSEE CODE ANNOTATED, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF; AND SUBJECT TO THE BY LAWS FOR THE ADMINISTRATION THEREOF; ALSO SUBJECT TO EASEMENTS, RIGHTS AND INTEREST IN FAVOR OF OTHER UNIT OWNERS AND ALL SEWER, WATER, ELECTRICAL TELEPHONE AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED THEREON; ALSO INCLUDING, WITHOUT LIMITATION, ALL CONDITIONS, COVENANTS, RESTRICTIONS, OPTIONS, BURDENS, ASSESSMENTS AND OTHER UNDERTAKINGS CONTAINED IN THE MASTER DEED ESTABLISHING THE HORIZONTAL PROPERTY REGIME OF VILLAS OF BELLE PARKE OF RECORD IN INSTRUMENT NO. 20020911-0110959 AND ALL AMENDMENTS THERETO.

****This is NOT the principal residence of the Grantor named herein****

unimproved ☐

This is improved ☑ property, known as 1345 Bell Road Unit 418, Nashville, TN 37013

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my, 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 hand this 15th day of March, 2016.

Katherine L Lamb

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of March, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Katherine L Lamb**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 11-5-19

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY