BILL GARRETT, Davidson County
Trans:T20160031479 DEEDWARR
Recvd: 04/18/16 13:52 2 pgs
Fees:13.00 Taxes:510.97

20160418-0037191

DAWN ADCOCK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $138,100.00.

Affiant

Subscribed and sworn to before me, this 1st day of April, 2016.

Notary Public

My commission expires: 5-20-17

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Vernice A. Maier, Trustee of the Vernice A. Maier Survivor's Trust as Established under the Maier Joint Revocable Trust Agreement Under Agreement, dated December 1, 2000	**SAME AS OWNER**	**162-12-0B-092.00-CO**
1345 Bell Road #413		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Mary Katherine Virginia, Hall, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Vernice A. Maier, Trustee of the Vernice A. Maier Survivor's Trust as Established under the Maier Joint Revocable Trust Agreement Under Agreement, dated December 1, 2000

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit No. 10D, of Tract II on the plan of Final Plat, Villas at Belle Parke, Phase II, a Horizontal Property Regime, of record in Instrument No. 20020722-0087814, and as defined in the Amendment to Master Deed and By-Laws of record in Instrument No. 20040218-0018915 to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Mary Katherine Virginia Hall, unmarried by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20041025-0128016 Register's Office for Davidson County, Tennessee, dated October 15, 2004 and recorded on October 25, 2004.

This is X improved ☐ unimproved property known as **1345 Bell Road #413, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument Number 20020722-0087814 and Instrument No. 20020913-0111601; Master Deed establishing a Horizontal Property Regime of Villas at Belle Parke of record in Instrument Number 20020911-0110959, as amended in Instrument No. 20021025-0130922, Instrument No. 20030515-0066792, Instrument No. 20040218-0018915; Charter for Villas at Belle Parke Homeowners Association, Inc. of record in Instrument Number 20020911-0110958; Easement for construction and maintenance of drainage facility of record in Book 7838, Page 934, and Instrument No. 20050107-0002864; Declaration of Drainage Easement of record in Instrument Number 20020322-0035169; Landscape Buffer Easement of record in Instrument Number 20011217-0138710; Storm Water Detention Agreement of record in Instrument Number 20020320-0034488; Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument Number 20130517-0050095, in the Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of April, 2016.

Mary Katherine Virginia Hall

Mary Katherine Virginia Hall

STATE OF TENNESSEE

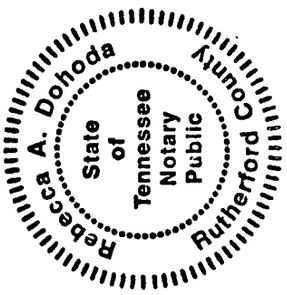
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Mary Katherine Virginia Hall, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of April, 2016.

Notary Public

My Commission Expires: 5/23/16



SolomonParks File No. 2162614