(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20160041213 DEEDWARR
Recvd: 05/17/16 11:47 2 pgs
Fees:13.00 Taxes:843.60
20160517-0049151

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $228,000.00

Charles T Sanford
Affiant

Subscribed and sworn to before me, this 12th day of May, 2016.

Notary Public

My commission expires: _____

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

COMMISSION EXPIRES JUNE 25, 2017

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Margaret H. Coffman **Charles T. Sanford**	**New Owner**	**Map/Parcel: 171-03-0-B-303.00CO**
601 Old Hickory Boulevard, Unit 120		
Brentwood, TN 37027		

FOR AND IN 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 ACKNOWLEDGE, WE,

Gentry B. Belew and Amy J. Belew, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Margaret H. Coffman, a single person, and Charles T. Sanford, a single person

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:

Land in Davidson County, Tennessee, being all of Lot No. 65 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Seven, as shown by plat appearing of record in Plat Book 9700, Page 957, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Amy J. Cozart, an unmarried person, by Warranty Deed, from Jeffrey P. McManus and wife, Laura D. Mcmanus, dated June 27, 2003, of record in Instrument No. 20030707-0092951, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Gentry B. Belew and Amy J. Belew, husband and wife, by Quitclaim Deed, from Amy J. Cozart (n/k/a Amy J. Belew), dated June 22, 2012, of record in Instrument No. 20120629-0057198, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Plat Book of record in Book 9700, Page 957, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 8920, Page 65 amended in Book 9500, Page 393, Book 9860, Page 840, Book 10224, Page 683, Book 10294, Page 850, Book 10453, Page 931, Book 10694, Page 541, Register's Office for DAVIDSON County, Tennessee.
DCCR's for Townhomes of record in Book 10126, Page 435 amended in Book 10224, Page 683, Book 10294, Page 850, Book 10393, Page 11, Book 10628, Page 517, Book 11550, Page 531, Book 11682, Page 75, Instrument No. 20000719-0070558 and Instrument No. 20050705-0076596, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 8920, Page 40, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Plat Book 7900, Page 509, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 8920, Page 45 amended in Book 10694, Page 539, Book 10126, Page 486, Book 10275, Page 959, and Book 11550, Page 554, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 7358, Page 643, Book 7993, Page 269, Page 9698, Page 124 and Book 7851, Page 712, Register's Office for DAVIDSON County, Tennessee.

QCD for common areas to HOA of record in Book 11753, Page 208, Register's Office for DAVIDSON County, Tennessee.
Amenities Area of record in Book 9443, Page 538, Register's Office for DAVIDSON County, Tennessee.
Restrictions of record in Book 7798, Page 843, Register's Office for DAVIDSON County, Tennessee.
Dedication of Site Drainage Easement of record in Book 10012, Page 756, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 9698, Pages 81, Register's Office for DAVIDSON County, Tennessee.
Easement to BellSouth of record in Book 10709, Page 143, Register's Office for DAVIDSON County, Tennessee.
Charter for Townhome Association of record in Book 10126, Page 430 and Book 11550, Page 529, Register's Office for DAVIDSON County, Tennessee.
Easement for Cable TV of record in Instrument No. 20000516-0049387, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 10357, Page 920, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 601 Old Hickory Boulevard, Unit 120, Brentwood, TN 37027.

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 that we are 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 we do further covenant and bind ourselves, our 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/our hand(s) this 12th day of May, 2016.

Gentry B. Belew

Amy J. Belew

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Gentry B. Belew and Amy J. Belew, husband and wife , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2016.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

COMMISSION EXPIRES JUNE 25, 2017

File #: **160205JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027