Prepared by:
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STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $136,000.00

Julie Mendillo
Affiant

Subscribed and sworn to before me, this 6 day of July 2016.

Notary Public
My commission expires: 12/14/2017

Julie Hamilton
State of Tennessee Notary Public
Davidson County

BILL GARRETT, Davidson County
Trans:T20160057974 DEEDWARR
Recvd: 07/07/16 14:27 3 pgs
Fees:18.00 Taxes:503.20
20160707-0069708

Address of New Owner:	Send Tax Bills to:	Tax Information
Brittany Anderson	New Owner	162 12 0B 033.00
1345 Bell Rd. Unit 320		
Antioch TN 37013		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Shirley D. Walsh, unmarried and Betty L. Distasi, unmarried hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Brittany Anderson hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Building 22-A on the Plan of Villas At Belle Parke, Phase 1, a horizontal property regime as shown on plat of record in Instrument No. 20020913-0111601 established by Master Deed for Villas at Belle Parke, a Horizontal property Regime of record in Instrument No. 200209110110959 and amended in Instrument No. 200210250130922; 200305150066792; 200402180018915
Register's Office for Davidson County, Tennessee to which Plan and Master Deed reference are hereby made for a more complete legal description.

Being the same property conveyed to Shirley D. Walsh and Betty L. Distasi by deed form NVR, Inc. of record in Instrument No. 200403020023687 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Villas at Belle Parke Horizontal Property Regime of record in Instrument 200209130111601 3) Matters appearing on the plan of Villas at Belle Parke Phase I and Phase II of record in

Instrument 200207220087814 4) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed of record in Instrument No. 200209110110959 and amended in Instrument No. 200210250130922; 200305150066792; 200402180018915.Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements 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 over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of for Villas at Belle Parke, a Horizontal property Regime 5) Charter for VILLAS AT BELLE PARKE HOMEOWNERS ASSOCIATION INC of record in Instrument No. 200209110110958 6) Easement of record in Book 7838 Page 934 7) Declaration of Drainage Easement of record in Instrument NO. 20020322-0035169 8) Landscape Buffer Easement of record in instrument No. 20011217-0138710

This property is improved property known as 1345 Bell Rd. Unit 320, Antioch, Tennessee 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 10th day of July, 2016.

Shirley D. Walsh by her attorney in fact
Shirley D. Walsh, by Jennifer Whalen
Her Attorney-in-fact

Betty L. Distasi by her attorney in fact
Betty L. Distasi, by Jennifer Whalen
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of July, 2016, before me personally appeared Jennifer Whalen to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Shirley D. Walsh and Betty L. Distasi acknowledged that such person executed the same as the free act and deed of Shirley D. Walsh and Betty L. Distasi.

Notary Public

My Commission expires January 5, 2020

SHERI ENGEL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

FILE NO: 09542