THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16068143

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $124,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of July, 2016.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160060235 DEEDWARR
Recvd: 07/14/16 08:48 2 pgs
Fees:13.00 Taxes:458.80
20160714-0072052

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The Von Haberstroh Company, LLC 220 Hickory Forge Drive Antioch TN 37013	PO Box 737 Antioch, TN 37011	Tax Parcel ID No. 163-11-0A-021.00 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, **Cynthia F. Martin** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The Von Haberstroh Company, LLC, a Limited Liability Company**, ("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(s) 21, as shown on the map entitled Second Revision, Section Two, Bell Forge Village, of record in Plat Book 5200, page 695, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CYNTHIA F. MARTIN, by deed from BELL FORGE VILLAGE ASSOCIATES, A TENNESSEE JOINT VENTURE, BY AND BETWEEN PATHVIEW, INC., A TENNESSEE CORPORATION AND JNF CONSTRUCTION, INC., A TENNESSEE CORPORATION, of record in Book 6286, page 972, dated May 4, 1984, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 163-11-0A-021.00 CO.

Davidson County taxes for 2015, Map-Par. 163-11-0A-021.00 CO, $867.07, Paid.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 5200, page 695, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6040, page 538, amended in Book 6350, page 858, Instrument No. 20061229-0160925,

amendments to by-laws of record in Book 6306, page 644 and Book 11348, page 899, said Register's Office.
Declaration of Restrictive Covenants for Bell Forge Village Umbrella Association of record in Book 7224, page 209, said Register's Office.

Storm Water Detention Agreement of record in Book 6531, page 321, said Register's Office.

This is improved property located at 220 Hickory Forge Drive Antioch TN 37013

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 8th day of July, 2016.

Cynthia F. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cynthia F. Martin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018