THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16057847**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $285,900.00. Affiant Subscribed and sworn to before me, this 11th day of July, 2016. Notary Public My Commission Expires: 10/14/19

BILL GARRETT, Davidson County
Trans: T20160062848 DEEDWARR
Recvd: 07/21/16 13:46 2 pgs
Fees: 13.00 Taxes: 1057.83
20160721-0075243

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Stephen J. Parsons and Risa Parsons 432 BELLE POINTE DR Nashville TN 37221-3462	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142100B02800CO

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, **Virginia Evelene Spann a/k/a Genny Freeman Spann, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen J. Parsons and Risa Parsons, husband and wife as joint tenants with right of survivorship**("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 28, BELLE POINTE, PHASE I, A PLANNED UNIT DEVELOPMENT, as shown on plat of record in Plat Book 6250, Pages 500-501, as revised in Plat Book 6900, Page 770, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Barry Construction Co., Inc. to Joe D. Spann, Jr. and wife, Genny Freeman Spann, as recorded on the 9th day of April, 1991 in Deed Book 8326, Page 561 and Quitclaim Deed from Joe Douglas Spann, Jr. to Virginia Evelene Spann, as recorded on the 1st day of May, 2007 in Instrument No. 20070501-0051768, in the Register's Office Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 6900, Page(s) 770 and Plat Book 6250, Pages 500-501.

Covenants, Conditions and Restrictions as recorded in Book 6689, Page 772, Book 6702, Page 409, Book 6770, Page 814, Book 6774, Page 774, Book 6819, Page 164, Book 6862, Page 292, Book 6959, Page 766 and Instrument No. 20051027-0130021.

Terms and provisions of by-Laws recorded in Book 6689, Page 772, Book 7409, Page 224, Book 7851, Page 215, Book 9319, Page 443 and Instrument Nos. 20020130-0013252 and 20141202-0110210.

Charter of Belle Pointe Homeowners Association recorded in Book 6762, Page 261, corrected in Book 8016, Page 859.

Quitclaim Deed for common area recorded in Book 6774, Page 776.

This is improved property located at 432 BELLE POINTE DR Nashville TN 37221-3462

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 11th day of July, 2016.

Virginia Evelene Spann a/k/a Genny Freeman Spann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Virginia Evelene Spann a/k/a Genny Freeman Spann, 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 11th day of July, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018