Davidson County	DEEDWARR
Recvd: 08/01/16 10:33	3 pgs
Fees:18.00 Taxes:555.00	
20160801-0078917	

WARRANTY DEED

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$150,000.00.**

Affiant

Subscribed and sworn to before me this 29th day of July, 2016.

Notary Public
My Commission expires: 4-2019
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Larry U. Elliott	Caliber Home Loans, Inc.	162-16-0E-022.00CO
605 Bell Trace Circle	3701 Regent Blvd. # 180	
Antioch, TN 37013	Irving, TX 75063	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Christopher A. Lee, an unmarried man,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Larry U. Elliott, a single man,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Lot Number 55 on the Plan of Bell Crest Section One, a Planned Unit Development, as of record in Book 7900, Page 753, Register of Deeds for Davidson County, Tennessee.

Being the same property conveyed to Christopher A. Lee, an unmarried man from Amparo Lopez, a single individual by Warranty Deed on June 15, 2006, of record in Instrument Number 20060620-0073373, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Plan of record in Plat Book 7900, Page 753, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Book 9408, Page 320, as amended in Book 9613, Page 20, and Book 9892, Page 927, Register's Office for Davidson County, Tennessee.
- Charter of Bell Crest Homeowner's Association, Inc., of record in Book 9421, Page 454, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 9771, Page 565, Register's Office for said County; Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 10131, Page 914, and Book 10131, Page 918, Register's Office for said County; Subject to all matters on Boundary Plat of record in Book 7900, Page 719, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **605 Bell Trace Circle, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 29, 2016.

Christopher A. Lee

Christopher A. Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christopher A. Lee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 29, 2016

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sondra Reece, a notary public for this county and state, Kelsie Holloway. who acknowledges that this certification of an electronic document is true and correct and whose signature I ~~have~~ witnessed.

Sondra Reece
Notary's Signature

My Commission Expires: 3/3/2020
Notary' Seal (if on paper)

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY