BILL GARRETT, Davidson County
Trans:T20160066028 DEEDWARR
Recvd: 08/01/16 15:17 2 pgs
Fees:13.00 Taxes:1054.31
20160801-0079236

WARRANTY DEED

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $284,948.00

Leigh Robertson
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF JULY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-5-16

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2138B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Barry Belcher	Same as new owner	172-12-0B-335.00-CO
405 Cody Hill Cv		
Nashville, TN 37211-7928		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BRAD DOOLEY AND WIFE, LAURA DOOLEY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BARRY BELCHER AND AMY BELCHER, HUSBAND AND WIFE

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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 230 on the Plan of Section Fourteen, Bradford Hills, R-15 Residential P.U.D. of record in Plat Book 7900, Page 6, amended in Plat Book 7900, Page 739, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 230 fronts 72.48 feet on the Southeasterly margin of Cody Hill Cove and extends back 207.11 feet on the Northeasterly line and 159.07 feet on the Southwesterly line to a dead line in the rear, measuring 62.87 feet thereon.

Being the same property conveyed to Brad Dooley and wife, Laura Dooley by Warranty deed from Charles William Townsend and wife, Marva Kaye Townsend of record in Instrument No. 20071120-0136061 Register's Office for Davidson County, Tennessee, dated November 19, 2007 and recorded on November 20, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 6, as amended in Plat Book 7900, page 739, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8069, Page 170, and Book 9384, page 290, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of Bradford Hills Homeowners Association, Inc. of record in Book 8071, Page 531, in the Register's Office for Davidson County, Tennessee.

Charter of Bradford Hills Homeowners Association, Inc. of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee.

Easement(s) to Southern Bell Telephone and Telegraph Company of record in Book 1113, Page 606 and Book 1318, page 441, in the Register's Office for Davidson County, Tennessee.

Deeds of Conveyance for water mains of record in Book 8377, Page 769 and Book 9988, Page 932, in the Register's Office for Davidson County, Tennessee.

Deeds of Conveyance for sewer mains of record in Book 8377, Page 808 and Book 9988, Page 928, in the Register's Office for Davidson County, Tennessee.

Conveyance of open space to Bradford Hills Homeowners Association, Inc. of record in Book 8154, Page 304, in the Register's Office for Davidson County, Tennessee.

Conveyance of common areas to Bradford Hills Homeowners Association, Inc. of record in Book 9779, Page 672, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 405 Cody Hill Cv, Nashville, TN 37211-7928

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 in 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 hand on the 28th day of July, 2016.

Brad Dooley

Laura Dooley

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, BRAD DOOLEY AND LAURA DOOLEY, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of July, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee
Notary Public
Williamson County

File #: 16-2138B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027