WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

O-PR-16-1345-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

JAnderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2016.

JAnderson
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans: T20160074239 DEEDWARR
Recvd: 08/25/16 10:41 2 pgs
Fees: 13.00 Taxes: 518.00

20160825-0088978

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Cameron Hunt and Amy Thomas Hunt	New Owner	
(NAME)	(NAME)	**162-12-0B-034.00-CO**
1227 Bainbridge Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER L. WOODWARD, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAMERON HUNT AND AMY THOMAS HUNT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Building 23, Unit 23-D on the Plan of Villas at Belle Park, Phase 1, a horizontal property regime of record in Instrument No. 20020913-0111601 and Master Deed of record in Instrument No. 20020911-0110959, 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 Christopher L. Woodward by Warranty deed from Hugh W. Entrekin, Trustee of record in Instrument No. 20060816-0100834 Register's Office for Davidson County, Tennessee, dated August 10, 2006 and recorded on August 16, 2006.

This conveyance is subject to:

- Taxes for the year 2016, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record as Instrument Number 20020913-0111601 and Instrument No. 20020722-0087814, Register's Office of Davidson County, Tennessee;
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villas at Belle Parke, Phase 1 of record in Instrument Number 20020911-0110959, as amended in Instrument Number 20021025-01309222, Instrument Number 20030515-0066792 and Instrument Number 20040218-0018915, Register's Office for Davidson County, Tennessee;
- Charter of Villa at Belle Parke Homeowners Association, Inc., of record in Instrument Number 20020911-0110958, in the Register's Office for DavidsonCounty, Tennessee;
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20130517-0050095, in the Register's Office for Davidson County, Tennessee;
- Easement for construction and maintenance of drainage facility of record in Book 7838, Page 934, Instrument No, 20011116-0125961, Instrument No. 20020320-0034488, in the Register's Office for Davidson County, Tennessee;
- Declaration of drainage easement of record in Instrument Number 20020322-0035169, in the Register's Office for DavidsonCounty, Tennessee;
- Landscape Buffer Easement of record in Instrument Number 20011217-0138710, in the Register's Office for DavidsonCounty, Tennessee;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1345 Bell Road #201, Antioch, Tennessee 37013-6710**.

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 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/our hand(s) this the 24th DAY OF AUGUST, 2016.

Christopher L. Woodward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER L. WOODWARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of August, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212