THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16109784** Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $155,000.00. Affiant Subscribed and sworn to before me, this 5th day of December, 2016. Notary Public My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2019

WARRANTY DEED

Address New Owner: Robert L. Belville 5065 North Hilson Drive Nashville TN 37211-5747	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-03-0-139.00

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, **Christine J Mulholland n/k/a Christine Smith, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert L. Belville, married**, ("Grantee"), his 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 No. 20 on the Plan of McMurray Park of record in Plat Book 5050, Page 89, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christine J. Mulholland by Warranty deed from Christopher Rogers and wife, Elizabeth Rogers of record in Instrument No. 20030812-0114775 Register's Office for Davidson County, Tennessee, dated July 02, 2003 and recorded on August 12, 2003.

Ryan Barrett Smith joins in this conveyance for the purpose of conveying all right, title, and interest he may have in and to the above described property as spouse of Christine J Mulholland n/k/a Christine Smith.

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.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5050, Page 89, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5185, Page 137, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

BILL GARRETT, Davidson County
Trans:T20160108095 DEEDWARR
Recvd: 12/08/16 12:51 2 pgs
Fees:13.00 Taxes:573.50
20161208-0129047

This is improved property located at 5065 North Hilson Drive Nashville TN 37211-5747

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, Grantors have executed this instrument on this 5th day of December, 2016.

Christine Smith

Ryan Barrett Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christine Smith and Ryan Barrett Smith, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of December, 2016.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018