Davidson County DEEDWARR
Recvd: 02/28/17 14:20 4 pgs
Fees:23.00 Taxes:2571.50
20170228-0019879

THIS INSTRUMENT PREPARED BY:
Mary Margo Turner, Esq.
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, Tennessee 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $695,000.00

Affiant

SUBSCRIBED AND SWORN to before me, this 24th day of February, 2017.

Notary Public
My Commission Expires: 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Ryne Lexie Carr Lindsey Kay Harre 6042 Sedberry Road Nashville, TN 37205	F&M Bank 10 Cadillac Dr. Suite 100 Brentwood, TN 37027	Map/Parcel 116130F00400CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, West End Circle Properties, a Tennessee general partnership (the "Grantor"), have this day bargained and sold, and do hereby transfer and convey unto Ryne Lexie Carr and Lindsey Kay Harrie, as husband and wife, (collectively, the "Grantee"), their heirs and assigns, all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 4 of Belle Post, established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 et seq.) and the provisions of the Declaration of Covenants, Conditions and Restrictions for Belle Post of record in Instrument No. 201511090113 732, as amended in First Amendment to the Declaration of Covenants, Conditions and Restrictions for Belle Post of record in Instrument No. 201512300131083, Second Amendment of record in Instrument No. 20160115 0004321, Third Amendment of record in Instrument No. 20160509-0045637 and Fourth Amendment 20160720-0074834, Register's Office for Davidson County, Tennessee, including without limitation the by-laws

appended thereto (collectively the "Declaration"), to which Declaration reference is here made for a more complete and accurate description of said unit.

Being a part of the same property conveyed to West End Circle Properties, a general partnership by Warranty Deed from Michael A. Zoretic and wife, Nancy O. Zoretic and Their Son, Joe T. Zoretic of record in Instrument No. 20140327-0025025, in the Register's Office of Davidson County, Tennessee.

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, his successors and assigns, forever. Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has good right to convey it, and that said land is unencumbered, except for current taxes, and restrictions and easements of record. Grantor covenants with Grantee that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property (subject to the matters set forth on Exhibit "A") against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

This deed may be executed in any number of duplicate counterparts. Each such duplicate counterpart, which has been signed by at least one signatory, when combined with other counterparts which have been signed by the other signatories, shall be deemed an original.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 24th day of February, 2017.

GRANTOR:
WEST END CIRCLE PROPERTIES,
a Tennessee general partnership

By: _____
John C. Hadley, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John C. Hadley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be Partner of West End Circle Properties, a Tennessee general partnership, the within named Partnership, and that he, as such Partner, and being authorized to do so, executed the forgoing instrument for the purposes therein contained, by signing the name of the Partnership by himself as Partner.

Witness my hand in Nashville, Tennessee this 23rd day of February, 2017.

Shelby Mathews
Notary Public

My Commission Expires: 11/5/18

SHELBY MATHEWS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

PERMITTED EXCEPTIONS

1) Zoning;

2) Setback requirements and general utility, sewer, and drainage easements of record on the Binding Agreement Date upon which the improvements do not encroach;

3) Subdivision and/or condominium declarations, restrictions, and easements of record on the Binding Agreement Date; and

4) Leases and other encumbrances specified in this Agreement.

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

