(1)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 170813123

Bill Garrett Davidson County
Batch# 3660 **DEEDWARR**
09/22/2017 09:23:08 AM 2 pgs
Fees: $13.00 Taxes: $838.05
20170922-0097265

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is: $226,500.00.

Affiant

Subscribed and sworn to before me, this 19th day of September, 2017.

Notary Public
My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert L. Belville 1069 Ashmore Drive Nashville TN 37211	New Owner 8108 Vaden Dr Brentwood TN 37027	Tax Parcel ID No. 161-06-0A-066.00 CO

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, **John A. Anderson, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert L. Belville, a married man**, ("Grantees"), its 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 Unit No. 66, on the Horizontal Property Regime for Oakhill Townhomes, Phase 2, Lot 2 and Lot 4, as established in the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes, of record in Instrument No. 20070614-0071397 and First Supplemental Declaration of record in Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to JOHN A. ANDERSON, an unmarried man and ANNE ANDERSON, an unmarried woman, by deed from CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, of record in Instrument No. 20081121-0114664 , dated November 18, 2008 , said Register's Office.

ANNE ANDERSON, an unmarried woman conveyed her interest in the subject property to JOHN A. ANDERSON, an unmarried man by quitclaim deed of record in Instrument No. 20120525-0045765, dated May 17, 2012, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 161-06-0A-066.00 CO.

Davidson County taxes for 2016, Map-Par. 161-06-0A-066.00 CO, $1,792.85, Paid.
If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.
Matters shown on the Plan of record in Instrument No. 20070911-0108866, said Register's Office.
Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an

instrument of record in Instrument No. 20070614-0071397 and Instrument No. 20080325-0030014, said Register's Office.
Easements, general assessments, special assessments and specific assessments as contained in the Declaration of record in Instrument No. 20070614-0071397, said Register's Office.
Storm Water Detention Agreement of record in Instrument No. 20070205-0014422 and Instrument No. 20070404-0040188, said Register's Office.

Informational Note: The chain of title reveals the following deeds to grantees, who have owned said premises for the last 24 months, other than the instrument(s) referred to in Schedule A, Item 5 herein:
NONE

This is improved property located at 1069 Ashmore Drive Nashville TN 37211

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, Grantor has executed this instrument on this 19th day of September, 2017.

John A. Anderson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John A. Anderson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of September, 2017.

Notary Public
My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018