# WARRANTY DEED

Bill Garrett Davidson County
Batch# 34375 DEEDWARR
12/07/2017 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $739.63
20171207-0124843

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$199,900.00**

Affiant

Subscribed and sworn to before me, this the 5th day of December, 2017.

Notary Public

My commission expires: 5-2019

(AFFIX SEAL)

JESSICA SPARRELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Jeffrey Salasin** | USAA Federal | **163-11-0C-025.00co** |
| **Anna Marie Salasin** | Savings Bank | |
| **512 Upsall Drive** | 10750 McDermott Fwy | |
| **Antioch, TN 37013** | San Antonio, TX 78288 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Carole R. Edmondson, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jeffrey Salasin and Anna Marie Salasin**

HEREINAFTER CALLED THE GRANTEES, 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.25 on the Plan of the Revised Bell Forge Village III, Section Five, of record in Plat Book 6900, Page 632, as amended in Book 7524, Page 552, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING all of the same property conveyed to Carole R. Edmondson, unmarried, by Warranty Deed from Larry Andrew Jones and wife, Patricia O. Jones, dated September 6, 2000, of record in Instrument No.20000911-0089450, Register's Office for Davidson County, Tennessee. The said Carole R. Edmondson having since married and is now known as Carole Edmondson Roberge.**

**Daniel Nelson Roberge, spouse of the above-named Carole Edmondson Roberge, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) All matters shown on the Plan of record as shown in Plat Book 6900, Page 632 as amended in Book 7524, Page 552, said Register's Office for Davidson County, Tennessee;**

**2) All matters as shown on Plat Book 6900, Page 287, Register's Office for Davidson County, Tennessee;**

**3) Charter of the Bell Forge Village Homeowner's Association, Phase III, of record in Book 7483, Page 989, Book 7491, Page 883, and as amended in Book 8154, Page 962, Register's Office for Davidson County, Tennessee;**

**4) Declaration of Covenants, Conditions and Restrictions for Bell Forge Village, of record in Book 6040, Page 538, and as amended in Book 6651, Page 207, and further amended in Instrument No. 20061229-0160925, Register's Office for Davidson County, Tennessee;**

**5) By-Laws of Bell Forge Village Homeowners' Association, Inc. of record in Book 6040, Page 576, and in Book 1138, Page 899 and further amended in Instrument No. 20010627-0068129, and in Instrument No. 20050810-0094532, Register's Office for Davidson County, Tennessee;**

**6) Declaration of Restrictive Covenants, for Bell Forge, Village Umbrella Association, of record in Book 7724, Page 209, Register's Office for Davidson County, Tennessee;**

**7) Declaration of Restrictive Covenants, for Bell Forge, Village Umbrella Association Phase III, of record in Book 7461, Page 530, 1st Amendment of record in Book 7464, Page 967, Second Amendment of record in Book 7508, Page 659, Third Amendment for Bell Forge Village Phase III, Section Five, of record in Instrument No. 20010627-0068130, Register's Office for Davidson County, Tennessee.;**

**8) Declaration of Covenants, Conditions and Restrictions, for Bell Forge Village Homeowners Association Annexation to Properties and subjection, of record in Book 6350, Page 858, Register's Office for Davidson County, Tennessee.**

**9) Dedication of Common Areas to Bell Forge Village Homeowners Association, Phase III, of record in Book 7461, Page 565, and in Book 7552, Page 83, and re-recorded in Book 7552, Page 697, Register's Office for Davidson County, Tennessee;**

**10) Deed conveyance for a sewer line of record in Book 7026, Page 922, Register's Office for Davidson County, Tennessee;**

**11) Amendment and Addition of a Sewer line along with a public utility and drainage easement crossing the westerly line of Bell Forge Village, Section Two, as of record in Book 5200, Page 695, said Register's Office, Bell Forge Village Section Five, of record in Book 6859, Page 672, Register's Office for Davidson County, Tennessee;**

**12) Title to that portion of the premises embraced within the boundaries of any roads, streets or highways;**

**13) Agreement for us of Dumpster Facility filed of record in Book 7224, Page 195, Register's Office for Davidson County, Tennessee;**

**14) Easement agreement by and between Bell Forge Associates, a Tennessee joint venture composed of Richard W. Sorenson, George A. Volkert , W. Gerald Ezell and Carl H. Vereen, Bell Forge Village Homeowners Association, Phase I, a Tennessee not-for-profit corporation and the Bell Forge Umbrella Association, of record in Book 7224, Page 246, Register's Office for Davidson County, Tennessee;**

**15) The property does not front on any public thoroughfare or private easement. Access is provided to a private drive across common area owned by Bell Forge Village Homeowner's Association, Phase, III, as provided in the Declaration of Covenants, Conditions and Restrictions, of record in Book 7224, Page 209, Book 7461, Page 530, Book 7464, Page 967, and in Book 7508, Page 659, Register's Office for Davidson County, Tennessee;**

**16) Grant of Easement agreement by and between Comcast of Nashville I, LLC and Bell Forge Village Homeowner's Association, Phase III, of record in Instrument No. 20110620-0047275, Register's Office for Davidson County, Tennessee;**

**17) Taxes which have been prorated and assumed by the Grantee's herein, and subsequent years, not yet due and payable.**

This is Improved (__X__) Unimproved (____) property, known as **512 Upsall Drive, Antioch, TN 37013**

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 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 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/our hand(s) this **5th** day of **December, 2017.**

Carole Edmondson Roberge

**Carole Edmondson Roberge**

Daniel Nelson Roberge

**Daniel Nelson Roberge**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Carole Edmondson Roberge and Daniel Nelson Roberge,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **December, 2017.**

ANDREW THOMAS CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Notary Public**

**My Commission Expires:** 11/8/21

## True Copy Certification

I, **Jessica Sparnell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

**Jessica Sparnell**

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 3-27-18
Notary's Seal (if on paper)

