G#30405-2

WARRANTY DEED

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$189,900.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of January, 2018.

Notary Public

My commission expires: 5/3/21
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 54138 DEEDWARR
02/02/2018 10:12:02 AM 2 pgs
Fees: $13.00 Taxes: $702.63
20180202-0010775

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
Lora L. Westlund	**Geneva Financial, LLC.**	**163110C03800CO**
502 Upsall Drive	**1018 E. Guadalupe Road**	
Antioch, TN 37013	**Tempe, AZ 85283**	

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

Jeff B. Purvis, an unmarried man

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

Lora L. Westlund, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER 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. 38 on the Plan of Revised Bell Forge Village III, Section Five, a Planned Unit Development, of record in 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 the same property conveyed to Jeff B. Purvis by Warranty Deed dated July 10, 2014, from James Burdick, a married man (joined by his wife, Delphine Burdick), of record in Instrument No. 20140716-0062859, Register's Office for Davidson County, Tennessee.

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

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

2) Declaration of Covenants, Conditions and Restrictions for Bell Forge Village, of record in Book 7461, Page 530, and as amended in Book 7464, Page 967, and in Book 7508, Page 659, Register's Office for Davidson County, Tennessee;

3) 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, re-recorded in Book 7552, Page 697, said Register's Office;

4) 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, and 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, said Register's Office;

5) 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 Homeowners Association, Phase III, as provided in the

Declaration of Covenants, Conditions and Restrictions of record in Book 7224, Page 209, in Book 7461, Page 530, and as amended in Book 7464, Page 967, and in Book 7508, Page 659, said Register's Office;

6) Declaration of Covenants, Conditions and Restrictions of record in Book 6040, Page 538, amendment in Book 6651, Page 207, in Book 11348, Page 899, in Instrument No. 20010627-0068129, and in Instrument No. 20010627-0068130, Register's Office for Davidson County, Tennessee;

7) By-Laws of record in Book 6040, Page 576, amended in Book 6306, Page 644, and in Instrument No. 20050810-0094532, said Register's Office;

8) Grant of Easement by and between Comcast of Nashville I, LLC and Bell Forge Village Homeowners Association, Phase III, of record in Instrument No. 20110620-0047275, said Register's Office;

9) Declaration of Restrictive Covenants for Bell Forge Village Umbrella Association, of record in Book 7224, Page 209, Register's Office for Davidson County, Tennessee;

10) Deed of Conveyance for a sewer line of record in Book 7026, Page 922, said Register's Office;

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 II, as of record in Book 5200, Page 695, said Register's Office, onto Bell Forge Village, Section V, said document herein described being of record in Book 6859, Page 672, said Register's Office;

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

13) Agreement for Use of Dumpster Facility filed of record in Book 7224, Page 195, said Register's Office;

14) Bell Forge Village Homeowners Association Annexation to Properties and Subjection to Declaration of Covenants, Conditions and Restrictions of record in Book 6350, Page 858, said Register's Office; and,

15) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.

This is improved property, known as: **502 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 **30th** day of **January, 2018.**

Jeff B. Purvis

Jeff B. Purvis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jeff B. Purvis,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **January, 2018.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY