Bill Garrett Davidson County
Batch# 80312 DEEDWARR
04/12/2018 03:25:29 PM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20180412-0034672

THIS INSTRUMENT PREPARED BY:
Sherrard Roe Voigt & Harbison, PLC (JHR)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
Jeffrey Thomas and Carolyn Thomas	Same	Map 130-5-A
116 Bellebrook Circle		Parcel 16
Nashville, TN 37205		

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, John H. Roe, Jr. and wife Jane Buchi Roe ("Grantors") have bargained and sold and do hereby bargain, sell, convey unto Jeffrey Thomas and wife Carolyn Thomas ("Grantees"), the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 16, as shown on the map entitled the Plan of BelleBrook, of record in Book 5200, page 442 and amended in Book 5982, page 32 and Book 6087, page 957, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John H. Roe, Jr., a single man, by deed from R. NEIL O'BRIEN AND WIFE, VIRGINIA O'BRIEN, of record in Instrument No. 20040226-0022158, dated February 26, 2004, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jane Buchi Roe, an undivided one-half interest, by quitclaim deed from JOHN H. ROE, JR., of record in Instrument No. 20040806-0095289, dated August 6, 2004, said Register's Office.

This is improved property located at 116 Bellebrook Circle, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, their successors and assigns, in fee simple forever.

And Grantors do hereby covenant with Grantees that Grantors are lawfully seized in fee of the aforedescribed real estate; that Grantors have a good right to sell and convey the same; that the same is unencumbered except for those matters set forth on Exhibit A attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons whomsoever.

(Remainder of Page Intentionally Left Blank)

WITNESS the signature of the Grantors to be effective the 11th day of April, 2018.

John H. Roe, Jr.

Jane Buchi Roe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John H. Roe, Jr. and wife, Jane Buchi Roe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 11th day of April, 2018.

NOTARY PUBLIC

My Commission expires: 9/7/2021

MEGHAN E. REED STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SEPTEMBER 7, 2021 DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $785,000

Affiant

Subscribed and sworn to before me, this the 11th day of April, 2018.

Notary Public

My Commission Expires: 9/7/2021

MEGHAN E. REED STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SEPTEMBER 7, 2021 DAVIDSON COUNTY

EXHIBIT A

Permitted Title Encumbrances

1. General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 130-05-0A-016.00 CO.

2. Matters shown on the Plan of record in Plat Book 5200, page 442 and amended in Book 5982, page 32, and Book 6087, page 957, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions for BelleBrook contained in instrument of record in Book 5938, page 212 and amended in Book 9438, page 564, Book 6029, page 807, Book 9596, page 930 and Instrument No. 20171101--0112260, said Register's Office.

4. Assessments set out in Declaration of Covenants, Conditions and Restrictions for BelleBrook contained in instrument of record in Book 5938, page 212, said Register's Office.

5. Easements set out in Declaration of Covenants, Conditions and Restrictions for BelleBrook contained in instrument of record in Book 5938, page 212, said Register's Office.

6. Charter of Bellebrook Homeowners Association, Inc. of record in Book 9428, page 754, said Register's Office.