Bill Garrett Davidson County
Batch# 118545 DEEDWARR
07/19/2018 11:52:30 AM 4 pgs
Fees: $23.00 Taxes: $6,714.76
20180719-0070486

WARRANTY DEED

S THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,814,800.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF JULY 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12.03.19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4716B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
Melba R. Blevins, Trustee	Mark Morrison	130-13-0A-030.00-CO
629 Belle Park Circle	323 Union Street	
Nashville, TN 37205	Nashville, TN 37201	

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

PERRY W. MOSKOVITZ AND WIFE, HELEN L. MOSKOVITZ

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

MELBA R. BLEVINS AS TRUSTEE OF THE MELBA R. BLEVINS REVOCABLE TRUST UNDER AGREEMENT DATED DECEMBER 29, 2016

HEREINAFTER CALLED THE GRANTEE(S), 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. 31 on the Plan of Jardin De Belle Subdivision, a Planned Unit Development, of record in Instrument No. 20050822-0099470, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Perry W. Moskovitz and wife, Helen L. Moskovitz by Warranty Deed from Jardin de Belle Development, LLC., a North Carolina Limited Liability Company, of record in Instrument No. 20050829-0102800, Register's Office for Davidson County, Tennessee, dated August 24, 2005 and recorded on August 29, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN ON EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

This is property known as: 629 Belle Park Circle, Nashville, Tennessee, 37205.

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 in 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 hand on the 18th day of July 2018.

PERRY W. MOSKOVITZ

HELEN L. MOSKOVITZ

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, PERRY W. MOSKOVITZ AND HELEN L. MOSKOVITZ, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of July, 2018.

Notary Public
My Commission Expires: 10/11/21

File #: 18-4716B
RECORD & RETURN TO:
COMPASS LAND TITLE, LLC
278 Franklin Road, Ste. 190
Brentwood, TN 37027

CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

1. Taxes for the year 2018, a lien not yet due and payable

2. Subject to all matters shown on the Plan of record in Instrument No. 20050822-0099470, Register's Office for Davidson County, Tennessee

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20050819-0099255, as amended in Instrument No. 20070824-0101907 and amended and restated in Instrument No. 20071023-0125455, Register's Office for Davidson County, Tennessee

4. Charter for HOA of record in Instrument No. 20050714-0081980, Register's Office for Davidson County, Tennessee

5. Quitclaim Deed to HOA for open space of record in Instrument No 20070829-0103599, Register's Office for Davidson County, Tennessee

6. Sign Monument Easement Agreement of record in Instrument No. 20070202-0014295, Register's Office for Davidson County, Tennessee

7. Stormwater Detention Agreement of record in Instrument No. 20040921-70115111, Register's Office for Davidson County, Tennessee

8. Subject to rights of others in and to the common areas and/or elements.

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

