31231-8 Box 14

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 146705 DEEDWARR
10/01/2018 09:23:44 AM 2 pgs
Fees: $13.00 Taxes: $3,052.50

20181001-0096766

JM-VRES-18-504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-8-22 (AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ruben E. Rodriguez Hernandez and Laura L. Tamez Salinas	**CEFCU**	
(NAME)	(NAME)	**117-13-0B-026.00-CO**
505 Belgrave Park	**PO Box 1715**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Peoria, Illinois 61656-1715**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JOYCE M. BELTON, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RUBEN E. RODRIGUEZ HERNANDEZ AND LAURA L. TAMEZ SALINAS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 505 on the Plan of Phase One of Abbottsford, a Planned Unit Development of record in Plat Book 6250, Page(s) 419 through 421, inclusive, amended in Book 6771, Page 683 and in Book 6800, Page 164 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 Robert Belton and wife, Joyce M. Belton by Warranty deed from Terry E. London and wife, Nancy London of record in Instrument No. 20011106-0121520 Register's Office for Davidson County, Tennessee, dated October 11, 2001 and recorded on November 06, 2001 and Corrective Deed recorded on December 10, 2001 in Instrument No. 20011210-0135495.

The said Robert Belton died on February 9th, 2012 leaving Joyce M. Belton as the surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record in Plat Book 6250, Page 419 through 421, and amended in Book 6771, Page 683, and in Book 6800, Page 164, Register's Office for Davidson County, Tennessee.
- Amended and Restated Declaration of Covenants, Conditions and Restrictions for Abbottsford with By-Laws of Abbottsford Homeowners Association, Inc., appended thereto, of record in Book 8106, Page 1, as amended in Book 8627, Page 254; Book 9381, Page 876; Book 10458, Page 810; Instrument No. 20010330-0030930; Instrument No. 20010502-0045152; Instrument No. 20010514-0049648; Instrument No. 20131218-0127945; Instrument No. 20131218-0127946, Instrument Number 20131218-0127949 and Instrument Number 20150511-0042928, Instrument No. 20160523-0051264, Instrument No. 20160523-0051265, and Instrument No. 20160523-0051266, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Book 6537, Page 303, Register's Office for Davidson County, Tennessee
- Charter of Abbottsford Homeowner's Association of record in Book 6548, Page 213, in the Register's Office for Davidson County, Tennessee.
- Abbottsford Homeowners Association, Inc., Parking Rules of record in Instrument Number 20140307-0019563, in the Register's Office for Davidson County, Tennessee.
- Abbottsford Homeowners Association, Inc., Leasing Rules of record in Instrument Number 20140408-0029142, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Abbottsford Homeowner's Association of record in Book 7175, Page 761, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6555, Page 328, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 1037, Page 572 and Book 1286, Page 690, in the Register's Office for

Davidson County, Tennessee.
- Restrictive Covenants and Reciprocal Easements of record in Book 6478, Page 177 and amended in Book 6530, Page 242, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **505 Belgrave Park, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th DAY OF SEPTEMBER, 2018.

Joyce M. Belton by
Robert Keith Belton, Jr., Attorney in Fact

Joyce M. Belton
by R. Keith Belton, Jr. as her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R. Keith Belton, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOYCE M. BELTON, and who acknowledged he/she/they executed the same as the free act and deed of the said JOYCE M. BELTON.

Witness my hand and official seal, this the 28th of September, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-05-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212