Karen Johnson Davidson County
Batch# 187346 DEEDWARR
01/23/2019 11:20:30 AM 5 pgs
Fees: $28.00 Taxes: $2,534.50
20190123-0006600

THIS INSTRUMENT PREPARED BY:
Shelby L. Mathews, Esq.
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, Tennessee 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $685,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 15th day of January, 2019.

Notary Public
My Commission Expires: 6/13/22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Michael Reed Collins 5706 Harding Pike Nashville, TN 37205	Bank of America,N.A. 101 South Tryon St. Charlotte, NC 28255	Map/Parcel 116130F01200CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, West End Circle Properties, a Tennessee general partnership (the "Grantor"), has this day bargained and sold, and do hereby transfer and convey unto Michael Reed Collins, a single man (the "Grantee"), his heirs and assigns, all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 12 of Belle Post, established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 et seq.) and the provisions of the Declaration of Covenants, Conditions and Restrictions for Belle Post of record in Instrument No. 20151109-0113732, as amended in First Amendment to the Declaration of Covenants, Conditions and Restrictions for Belle Post of record in Instrument No. 20151230-0131083, Second Amendment of record in Instrument No. 20160115-0004321, Third Amendment of record in Instrument No. 20160509-0045637 and Fourth Amendment 20160720-0074834, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto (collectively the

"Declaration"), to which Declaration reference is here made for a more complete and accurate description of said unit.

Being a portion of the property conveyed to West End Circle Properties, a General Partnership, by Warranty Deed of record in Instrument No. 20140606-0049358, in the Register's Office of Davidson County, Tennessee.

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, his successors and assigns, forever.

Grantor warrants that it is lawfully seized and possessed of said Property in fee simple, and has a good right to convey it, subject to those matters shown on Exhibit "A" attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property (subject to the matters set forth on Exhibit "A") against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

[SIGNATURE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 14th day of January, 2019, to be effective as of January 15, 2019.

GRANTOR:

WEST END CIRCLE PROPERTIES,
a Tennessee general partnership

By: _____
John C. Hadley, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John C. Hadley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be Partner of West End Circle Properties, a Tennessee general partnership, the within named Partnership, and that he, as such Partner, and being authorized to do so, executed the forgoing instrument for the purposes therein contained, by signing the name of the Partnership by himself as Partner.

Witness my hand in Nashville, Tennessee this 14th day of January, 2019.

_____
Notary Public

My Commission Expires: _____

SHELBY NELSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 08, 2022

EXHIBIT "A"

PERMITTED EXCEPTIONS

1) Zoning;

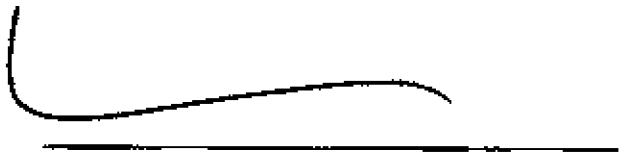
2) Setback requirements and general utility, sewer, and drainage easements of record on the Binding Agreement Date upon which the improvements do not encroach;

3) Subdivision and/or condominium declarations, restrictions, and easements of record on the Binding Agreement Date; and

4) Leases and other encumbrances specified in this Agreement.

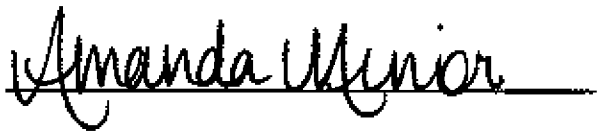
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

