THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 34795-05-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Affiant Subscribed and sworn to before me this 28th day of May, 2019. Notary Publi My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 235581 DEEDWARR
05/29/2019 09:00:57 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00

20190529-0050463

WARRANTY DEED

Address New Owner: Katie McConnell Davis Stephen Thomas Davis 1305 Belmont Park Court Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 131 11 0 C 002 00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew Stephenson and wife, Michelle E. Stephenson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katie McConnell Davis and Stephen Thomas Davis, wife and husband** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1305 Belmont Park Court, Nashville, TN 37215.

Michelle Elizabeth Kunces is one and the same person as Michelle E. Stephenson.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of May, 2019.

Matthew Stephenson

Michelle E. Stephenson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Stephenson and Michelle E. Stephenson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2019.

Notary Public

My Commission Expires:

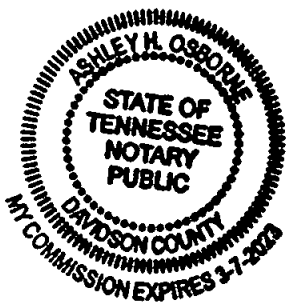


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1305, together with the appurtenant interest in the common elements of Belmont Park Court I Townhomes, a horizontal property regime established by Master Deed in Instrument No. 20051229-0156440, amended in Instrument No. 20060629-0078161 and in Instrument No. 20061130-0147980, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "D" to the aforementioned Amendment to Master Deed in Instrument No. 20060629-0078161, and being located upon Lot No. 50 on the Plan of Seven Hills, Section I, of record in Plat Book 2133, pages 81 and 82, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew Stephenson and wife, Michelle Elizabeth Kunces by deed dated June 6, 2014 from Sean Pilon and Susan Pilon, husband and wife, of record in Instrument No. 20140606-0049629, Register's Office for Davidson County, Tennessee. Michelle Elizabeth Kunces being one and the same as Michelle E. Stephenson.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 131 11 0 C 002 00 CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Belmont Park Court I Townhomes, of record in Instrument No. 20051229-0156440, amended in Instrument No. 20060629-0078161 and in Instrument No. 20061130-0147980, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 2133, pages 81 and 82, Register's Office for Davidson County, Tennessee.