Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 253645 DEEDWARR
07/08/2019 09:22:13 AM 2 pgs
Fees: $13.00 Taxes: $947.20

20190708-0066095

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $256,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of June, 2019.

Notary Public

My commission expires: _____
(AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sharon Ellen Havis	NEW OWNER	Map 142-10-0-B Parcel 106.00co
713 Barlin Court		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mirita A. Fite, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sharon Ellen Havis, single person

HEREINAFTER CALLED THE GRANTEES, 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. 106 on the Plan of Belle Pointe, Phase III, as of record in Book 6250, Page 872, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mirita A. Fite, by Deed dated August 22, 2013 from Alison Beth Kirschner, married, of record in Instrument No. 20130904-0093190, Register's Office for Davidson County, Tennessee. Mirita A. Fite is also known as Karen Fite.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 6250, Page 872, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions of Belle Pointe, a Planned Unit Development, of record in Book 6689, Page 772, and as amended in Book 6702, Page 409, in Book 6774, Page 774, in Book 6819, Page 164, Book 6862, Page 292, and in Instrument No. 20051027-0130021, Register's Office for Davidson County, Tennessee. 3) By-Laws of Belle Pointe Homeowners Association Inc., appended thereto in Book 6689, Page 783, and as amended in Book 7409, Page 224, in Book 7851, Page 215, in Book 9319, Page 443, and in Instrument No. 20020130-0013252, Register's Office for Davidson County, Tennessee. 4) Charter of Belle Pointe Homeowners' Association, Inc., of record in Book 6762, Page 261, corrected in Book 8016, Page 858, Register's Office for Davidson County, Tennessee. 5) Quit Claim Deed to Belle Pointe Homeowners Association, Inc. for open spaces in Phase III of record in Book 6862, Page 286, Register's Office for Davidson County, Tennessee. 6) Deed of easement for sewer line of record in Book 4613, Page 509, Register's Office for Davidson County, Tennessee. 7) All matters shown on the Boundary Plats in Book 4175, Page 149, and Book 6250, Page 440, said Register's Office. 8) Restated and Amended Rules and Regulations for Belle Pointe HOA of record in Instrument No. 20141202-0110210, Register's Office for Davidson County, Tennessee. 9) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **713 Barlin Court, Nashville, TN 37221**

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 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 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/our hand(s) this 26thday of **June, 2019.**

Mirita A. Fite

Mirita A. Fite

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mirita A. Fite,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of **June, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21