THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190621244

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

Karen Johnson Davidson County
Batch# 260482 DEEDWARR
07/23/2019 08:31:03 AM 2 pgs
Fees: $13.00 Taxes: $839.90
20190723-0071879

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $227,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Gutierrez 1345 Bell Road, Unit 444 Antioch TN 37013	New Owner	Tax Parcel ID No. 162-12-0B-071.00 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, **Cameron Hunt, a married man, Joseph Harwell, a married man and Chad Stuart Troup, a married man, as joint tenants with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Robert Gutierrez, an unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 15C, Phase II, together with the appurtenant interest in the common elements of Villas at Belle Parke, a horizontal property regime established by Master Deed of record as Instrument No. 20020911-0110959, and amended as Instrument Nos. 20021025-0130922, 20030515-0066792 , and 20040218-0018915 , Register's Office for Davidson County, Tennessee, said Unit being depicted on the Plat attached as Exhibit "A" to the aforementioned Master Deed amendment of record as Instrument No. 20040218-0018915, said Register's Office.

Being the same property conveyed to CAMERON HUNT, A MARRIED MAN, AND JOSEPH HARWELL, A MARRIED MAN, AND CHAD STUART TROUP, A MARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by deed from GEOFFREY VICKERS AND AMANDA VICKERS, INDIVIDUALLY AND AS TRUSTEES OF THE AMANDA B. VICKERS REVOCABLE TRUST, of record as Instrument No. 20150527-0048444, dated May 21, 2015, said Register's Office.

Said property was never the marital residence of Grantors.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 162-12-0B-071.00 CO.

Matters shown on the Plan of record as Instrument No. 20020722-0087814, said Register's Office.

Master Deed of record as Instrument No. 20020911-0110959, and amended as Instrument Nos. 20021025-0130922, 20030515-0066792 and 20040218-0018915, said Register's Office.

Easement to Comcast of Nashville of record as Instrument No. 20130517-0050095, said Register's Office.

Easement for Construction and Maintenance of Drainage Facility of record in Book 7838, page 934, said Register's Office.

Declaration of Drainage Easement of record as Instrument No. 20020322-0035169, said Register's Office.

Landscape Buffer Easement of record as Instrument No. 20011217-0138710, said Register's Office.
Storm Water Detention Agreement of record as Instrument No. 20020320-0034488, said Register's Office.

Declaration of Drainage Easement of record as Instrument No. 20011116-0125961, said Register's Office.

This is improved property located at 1345 Bell Road, Unit 444 Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 22nd day of July, 2019.

Cameron Hunt

Joseph Harwell by Cameron Hunt, his Attorney-in-Fact

Chad Stuart Troup

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cameron Hunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Joseph Harwell and that he is authorized by Joseph Harwell to execute this instrument on his behalf.

Witness my hand, at office, this 22nd day of July, 2019.

Notary Public

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

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chad Stuart Troup, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2019.

Notary Public

KATIE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 06, 2022

My Commission Expires: _____