THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721820** Karen Johnson Davidson County Batch# 272816 **DEEDWARR** 08/16/2019 02:43:13 PM 2 pgs Fees: $13.00 Taxes: $5,180.00 20190816-0082378	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00. Melissa Linn Wood Affiant Subscribed and sworn to before me, this 15th day of August, 2019. Kate Nyquist Notary Public My Commission Expires: 11/8/21 KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

WARRANTY DEED

Address New Owner: Melissa Linn Wood and Ward Poston III 4508 Belmont Park Terrace Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 11 0G 001.00

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, **Luke Laird and Beth Laird, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melissa Linn Wood, an unmarried woman, and Ward Poston, III, an unmarried man, as tenants in common with rights of survivorship**, ("Grantees"), its 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. A (of Lot No. 40 of Lone Oak Heights Subdivision as of record in Plat Book 1424, Page 2 and the northerly 40' of right of way of the former Burton School Road, abandoned in Metro Council Bill No. 77-489 and 78-924) as shown on Exhibit B of the Declaration of Covenants, Conditions, Restriction and By-Laws for Homes at Belmont Park, a Horizontal Property Regime with Private Elements of record in Instrument 20121030-0099387, 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 Luke Laird and Beth Laird, husband and wife, by Warranty Deed from P. Laray Rector, of record in Instrument No. 20130702-0068513, in the Register's Office of Davidson County, Tennessee, dated June 26, 2013, and recorded on July 02, 2013.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LONE OAK HEIGHTS, as recorded in Plat Book 1424, Page(s) 2.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20121030-0099387.

Charter of Homes at Belmont Park HOA Corporation of record in Instrument No. 20130725-0076997

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6P-19-4508

This is improved property located at 4508 Belmont Park Terrace Nashville TN 37215

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 15th day of August, 2019.

Luke Laird

Beth Laird

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Luke Laird and Beth Laird, 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 15th day of August, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022