THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930203** Karen Johnson Davidson County Batch# 479657 **DEEDWARR** 09/21/2020 09:58:31 AM 2 pgs Fees: $13.00 Taxes: $867.65 20200921-0107677	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $234,500.00. Affiant Subscribed and sworn to before me, this 18th day of September, 2020. Notary Public My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-17-2024

WARRANTY DEED

Address New Owner: Derek Jones 507 Belle Pointe Court Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 10 0B 048.00

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, **Melinda L. Bury nka Melinda Neely, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Derek Jones , unmarried**, ("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 Lot No. 48 on the Plan of A Planned Unit Development, Belle Pointe, Phase IV, of record in Book 6900, Page 44, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Melinda L. Bury, an unmarried person, by Warranty Deed from Lisa Kinakin and husband Terry S. Kinakin, of record in Instrument No. 20091013-0094856, in the Register's Office of Davidson County, Tennessee, dated September 30, 2009 and recorded on October 13, 2009.

Melinda L. Bury having since married and is now known as Melinda Neely

Robert Christian Neely joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Melinda L. Bury n/k/a Melinda Neely

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 2020 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 A Planned Unit Development, Belle Pointe, Phase IV, as recorded in Plat Book 6900, Page(s) 44.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6689, Page 772; as amendment recorded in Book 6702, Page 409; Book 6770, Page 814; Book 6774, Page 774; Book 6819, Page 164; and Book 6862, Page 292; as

supplement recorded in Book 6959, Page 766; as amendment bylaws recorded in Book 7409, Page 224; Book 7851, Page 215; Book 9319, Page 443; and Instrument No. 20020130-0013252; Rule Regarding Enforcement of Governing Documents recorded in Instrument No. 20051027-0130021 and Restated and Amended Rules and Regulations recorded in Instrument No. 20141202-0110210.

This is improved property located at 507 Belle Pointe Court Nashville TN 37221

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 18th day of September, 2020.

Melinda L. Bury n/k/aMelinda Neely

Robert Christian Neely

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melinda L. Bury n/k/a Melinda Neely and Robert Christian Neely, 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 18th day of September, 2020.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024