Karen Johnson Davidson County
Batch# 537316 DEEDWARR
12/17/2020 03:13:42 PM 2 pgs
Fees: $13.00 Taxes: $3,644.50
20201217-0149743

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $985,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGORY POLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06-07-2024

W-VRES-20-105

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charlotte Snead White	new owner	
(NAME) **105 Bellebrook Circle**	(NAME)	**130-05-0A-005.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM V. ROLFE AND CATHRYN J. ROLFE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLOTTE SNEAD WHITE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 5 on the Plan of Bellebrook of record in Book 5200, page 442, amended in Book 5982, page 32; Book 6087, page 957 and Instrument No. 20041230-0154555, and corrected by Surveyors Certificate of Correction of record in Book 6941, page 122, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William V. Rolfe and Cathryn J. Rolfe, husband and wife by Warranty Deed from Equitable Trust Company, and their successors in trust, as Trustee of the Barry B. Gibbs Exempt Family trust of record in Instrument No. 20201106-0130253 Register's Office for Davidson County, Tennessee, dated October 30, 2020 and recorded on November 06, 2020.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page 442, as amended in Book 5982, page 32; Book 6087, page 957, Book 6941, Page 122 and Instrument No. 20041230-0154555, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 5938, Page 212, as amended in Book 6029, page 807; Book 9438, page 564 and Book 9596, page 930, and Instrument No. 20171101-10112260, Register's Office for Davidson County, Tennessee.
- Charter of Bellebrook Homeowner's Association of record in Book 9428, Page 754, in the Register's Office for Davidson County, Tennessee.

- Deed for Common Area of record in Instrument Number 20030521-0069311, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **105 Bellebrook Circle, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 16th DAY OF DECEMBER, 2020.

William V. Rolfe

Cathryn J. Rolfe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM V. ROLFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of December, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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, CATHRYN J. ROLFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of December, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212