THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35989-12-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $5,350,000.00. Leigh Hicks Affiant Subscribed and sworn to before me this 22nd day of January, 2021. Notary Public My Commission Expires:

DEBRA F. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

Karen Johnson Davidson County
Batch# 559131 DEEDWARR
01/22/2021 03:10:57 PM 3 pgs
Fees: $18.00 Taxes: $19,795.00
20210122-0010104

WARRANTY DEED

Address New Owner: Barbara T. Bovender Jack O. Bovender, Jr. 660 Belle Park Circle Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130130A01600CO

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, **Mike McLain and wife, Jane McLain**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Barbara T. Bovender and Jack O. Bovender, Jr., wife and husband,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 660 Belle Park Circle, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 22nd day of January, 2021.

Mike McLain by Steve Fridrich, Attorney in fact
Mike McLain
BY: Steve G. Fridrich, Attorney-In-Fact

Jane McLain by Steve Fridrich Attorney in fact
Jane McLain
BY: Steve G. Fridrich, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Steve G. Fridrich**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who also acknowledged that he is the Attorney-In-Fact for the said Mike McLain and Jane McLain, and is authorized by the said Mike McLain and Jane McLain to execute this document on their behalf.

Witness my hand, at office, this 22nd day of January, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Sixth Revision of Jardin De Belle, as of record in Instrument No. 20170830-0089171 revising Instrument No. 20150821-0084427, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Mike McLain and wife, Jane McLain by deed dated October 16, 2015 from Maureen Cassidy, unmarried and Gerald M. Kluft, unmarried, of record in Instrument No. 20151020-0106359, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Mike McLain and wife, Jane McLain by deed dated November 15, 2017 from Thomas Lynn Black, unmarried, of record in Instrument No. 20180208-0012796, Register's Office for Davidson County, Tennessee and by Quitclaim Deed dated November 15, 2017 of record in Instrument No. 20180208-0012797, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by the Grantee. Map and Parcel No. 130130A01600CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Belle Park at Cheekwood (formerly Jardin DeBelle), of record in Instrument No. 20050819-0099255, amended in Instrument No. 20070824-0101907, amended and restated in Instrument No. 20071023-0125455 and in Instrument No. 20120816-0073663, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No, 20170830-0089171, revising Instrument No. 20150821-0084427, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plans of record as Book 421, page 64, and Book 2083, page 97, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Instrument No. 20040927-0116111, Register's Office for Davidson County, Tennessee.
6. Declaration of Sign Monument Easement Agreement with Covenants and Restrictions of record in Instrument No. 20070202-0014295, Register's Office for Davidson County, Tennessee.