THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131684** Karen Johnson Davidson County Batch# 599428 **DEEDWARR** 03/24/2021 11:18:05 AM 2 pgs Fees: $13.00 Taxes: $13,135.00 20210324-0038827	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,550,000.00. Affiant Subscribed and sworn to before me, this 15th day of March, 2021. Notary Public My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: 649 Belle Park Circle Trust 649 Belle Park Circle Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 13 0A 034.00

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, **Benjamin R. Rechter and Mary Joan K. Rechter, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William T. Chapman, IV, Trustee of the 649 Belle Park Circle Trust, dated March 8, 2021**, ("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. 18 on the Seventh Revision of Jardin De Belle, A Major Subdivision Plan of record in Instrument No. 20170215-0015593, Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Partly being the same property conveyed to Benjamin R. Rechter and wife, Mary Joan K. Rechter, by Warranty Deed from Charles Rogan Allen, a single person, of record in Instrument No. 20110613-0045126, in the Register's Office of Davidson County, Tennessee, dated June 10, 2011 and recorded on June 13, 2011.

Partly being the same property conveyed to Benjamin R. Rechter and wife, Mary Joan K. Rechter, by Warranty Deed from W. Hugh Nelson Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20110613-0045046, in the Register's Office of Davidson County, Tennessee, dated June 10, 2011 and recorded on June 13, 2011.

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 2021 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 Jardin De Belle, a Planned Unit Development, as recorded in Instrument No. 20050882-0099470, as revised in Instrument Nos. 20090318-0024530, 20111021-0081971, 20121210-0113251, 20121218-0116472, 20150821-0084427, 20170215-0015593 and 20170830-0089171.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bransford Realty Co's., Forrest Park Subdivision of Part of Belle Meade, as recorded in Plat Book 421, Page(s) 64.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050819-0099255; Amended in Instrument No. 20070824-0101907 and Amended and Restated Instrument No. 20071023-0125455.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040927-0116111.

This is improved property located at 649 Belle Park Circle Nashville TN 37205

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 March, 2021.

Benjamin R. Rechter

MARY JOAN K. RECHTER
By Benjamin R. Rechter, ATF
Mary Joan K. Rechter
By: Benjamin R. Rechter, 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, Benjamin R. Rechter, 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 Mary Joan K. Rechter and that he is authorized by Mary Joan K. Rechter to execute this instrument on her behalf.

WITNESS my hand, at office, this 15th day of March, 2021

Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024