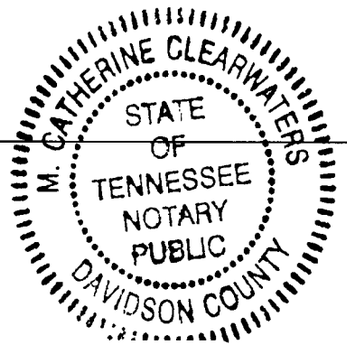


Karen Johnson Davidson County
Batch# 782755 **DEEDWARR**
01/03/2022 10:53:33 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00



20220103-0000325

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of December, 2021.

Notary Public

My commission expires: 1-6-25

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Drew T. Bloodworth and Alison Bloodworth	**New Owner**	**142-10-0B-007.00CO**
413 Belle Pointe Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Patricia A. Gordon, widowed

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Drew T. Bloodworth and Alison Bloodworth, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 7 on the Plan of Phase I, Belle Pointe of record in Plat Book 6250, Pages 500 and 501, 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 James Lee Gordon and wife, Patricia A. Gordon, by Warranty Deed, from Laura Lea Tapp, dated December 6th, 1996, of record in Book 10287, Page 58, Register's Office for Davidson County, Tennessee. James Lee Gordon having died, and title vested solely in Patricia A. Gordon.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 6250, Pages 500 and 501, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6689, Page 772, amended in Book 6702, Page 409, Book 6770, Page 814, Book 6774, Page 774, Book 6819, Page 164, Book 6862, Page 292, Book 6959, Page 766, Instrument No. 20051027-0130021 and Instrument No. 20141202-0110210, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 6689, Page 783, amended in Book 7409, Page 224, Book 7851, Page 215, Book 8016, Page 858, Book 9319, Page 443 and Instrument No. 20020130-0013252, Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 6762, Page 261 and Book 8016, Page 858, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of common areas to Homeowners Association of record in Book 6774, Page 776, Book 6862, Page 286 and Book 6999, Page 982, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved known as 413 Belle Pointe Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 29th day of December, 2021.

Patricia A. Gordon

Patricia A. Gordon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Patricia A. Gordon, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2021.

Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

File #: 21-896
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027