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Davidson County DEEDWARR
Recvd: 06/13/07 15:35 2 pgs
Fees:13.00 Taxes:900.95

20070613-0071093

WARRANTY DEED

JUSTIN TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$243,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **12TH DAY OF JUNE, 2007.**

Notary Public

MY COMMISSION EXPIRES: 7/19/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title and Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teodoro S. Cabading, Jr.	PrimeTrust Bank	**128-13-1**
(NAME)	(NAME)	
1012 Hickory Hollow Road	7516 Highway 70 S, Suite 110	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jim Bellar**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Teodoro S. Cabading, Jr. and Rachelle B. Cabading**, 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. 44 on the Plan of Bellevue Manor, of record in Book 3600, Page 32 and 33, said register's Office of Davidson County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Les Lazarus and Dan Heichelbech by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee (by virtue of the power and authority vested under that Deed of Trust executed by Christine D. Turner dated 04/22/2003 and recorded 02/24/2003 at Instrument No. 20030424-0055160 Davidson County Register's Office) dated April 26, 2007 and filed for record in Instrument No. 20070427-0050412, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jim Bellar by Deed from Les Lazarus and Dan Heichelbech dated May 3rd 2007, recorded on May 7, 2007 in Instrument No. 20070507-0054146, of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1012 Hickory Hollow Road, Nashville, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this **12th day of June, 2007**.

Jim Bellar

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Jim Bellar** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 12th day of June, 2007.

Commission expires:

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires July 19, 2008

Notary Public