WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,900.00

+ Carlos A. Bellefant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2007.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: 7/25/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

BOX 13
13672

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos A. Bellefant	Wells Fargo Bank, N.A.	182060A21300CO
(NAME)	(NAME)	
8625 Lawson Drive	121 Suburban Road, 1st Floor	
(ADDRESS)	(ADDRESS)	
Cane Ridge, Tennessee 37013	Knoxville, TN 37923	
(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, Courtney Carey, F.K.A. Courtney Johnson, and husband Phillip Carey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carlos A. Bellefant and wife, Carmen S. Bellefant, 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. 207 on the Plan of Old Hickory Hills, Phase Two, Section Three of record in Instrument No. 20040240-0044507, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Courtney Johnson, by deed of record in Instrument No. 20050804-0091580, Register's Office for Davidson County, Tennessee. Courtney Johnson being one and the same as Courtney Carey.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Courtney Carey by Phillip Carey as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. * 20070913-0110098, in the Register's Office for Davidson County, Tennessee.

Phillip Carey joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 8625 Lawson Drive, Cane Ridge, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 09/13/07 15:41 2 pgs
Fees:13.00 Taxes:636.03
20070913-0110099

Witness my hand this 10th day of September, 2007.

by Phillip Carey

Courtney Carey her attorney in fact

Courtney Carey by Phillip Carey, her attorney in fact

Phillip Carey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip Carey 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 purpose therein contained.

On this the 10th day of September, 2007, before me personally appeared Phillip Carey, the person who executed the foregoing instrument on behalf of Courtney Carey and who acknowledged that he executed the same as the free act and deed of the said Courtney Carey, through Power of Attorney granted he by the said Courtney Carey.

Witness my hand and official seal at Nashville, Tennessee this 10th day of September, 2007.

Commission expires:

7-25-09

Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp 07/25/09
State Of TENNESSEE
Davidson County