WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: November 14, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

Return To:

#30741186

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Fite	Taylor, Bean & Whitaker Mtg. Corp	150120A00300CO
(NAME)	(NAME)	
3708 Huntingboro Trail	P. O. Box 628204	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Orlando, FL 32862-8204	
(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, Chad Clinton Bellis, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David A. Fite, married, 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. 606 on the Plan of Phase II, Somerset, a Planned Unit Development of record in Plat Book 6900, Page 734, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Chad Clinton Bellis, unmarried, by Warranty Deed dated June 14, 2004 from Joy L. Jones, unmarried of record in Instrument No. 20040616-0071286, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Chad Clinton Bellis by Terry DeSelms as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20071005011888 43, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 3708 Huntingboro Trail, Antioch, 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: 10/05/07 10:44 2 pgs
Fees:13.00 Taxes:610.50
20071005-0118844

Witness my hand this 24 day of September, 2007.

Chad Clinton Bellis
By: Terry DeSelms as His Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24 day of September, 2007 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Chad Clinton Bellis, and acknowledged that he executed the same as the free act and deed of the said Terry DeSelms, through Power-of-Attorney granted Terry DeSelms by the said Chad Clinton Bellis

Witness my hand and official seal at Nashville, Tennessee this 24 day of September, 2007.

Commission expires: 11/14/09

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOV 14 2009