File No. 281100687

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/08 09:42 2 pgs
Fees:13.00 Taxes:222.00
20081212-0119604

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 1-2009

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Bellar	NEW OWNER	09105003200
(NAME)	(NAME)	
7905 Saddle Ridge Trail		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jay G. Hamilton, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto James R. Bellar, married, hereinafter called the grantee(s), 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. 11 on the Plat of Moss-Wood Subdivision, as of record in Book 2663, Page 102, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Jay G. Hamilton, unmarried by Cash Deed For Tennessee dated August 26, 2008, filed September 2, 2008, from Secretary of Housing and Urban Development of Washington, D.C., of record by Instrument No. 20080902-0089275, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Secretary of Housing and Urban Development by deed dated February 27, 2008, of record in Instrument No. 20080529-0054487 in the Register's Office for Davidson County, Tennessee.

County of Davidson Taxes for the year 2009 and subsequent years, a lien, not yet due and payable.

Note: The property described herein located in the County of Davidson is not assessed with City Taxes.

Subject to all matters as set forth on the plat of record in Plat Book 2663, Page 102, Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 758 Croley Drive, Nashville, TN 37209
(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 3rd day of December, 2008.

Jay G. Hamilton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jay G. Hamilton, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 3rd day of December, 2008.

Commission expires:

Notary Public

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2009

File Number: 281100687

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064