03

Realty Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090040052 DEEDWARR
Recvd: 06/16/09 13:33 2 pgs
Fees:13.00 Taxes:973.10
20090616-0055964

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00

Rachelle Caudill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10TH DAY OF JUNE, 2009.

Diane K. Mann
Notary Public

MY COMMISSION EXPIRES: 2/11/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn A. Phillips and Jocelyn Phillips	BANK OF AMERICA, NA	061-15-0-241.00
(NAME)	(NAME)	
1108 Norvel Avenue	9000 SOUTHSIDE BLVD, BLDG 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	JACKSONVILLE, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **David Austin Beller and wife, Erin Hardy Beller**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Glenn A. Phillips and Jocelyn Phillips, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT:

BEING LOT NO. 72 AND THE EASTERLY ONE HALF OF LOT NO. 73 ON THE PLAN OF M. N. YOUNG'S INGLEWOOD ANNEX, AS OF RECORD IN BOOK 547, PAGE 197, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 72 AND PART OF LOT NO. 73 FRONT 77 FEET, MORE OR LESS, ON THE SOUTHERLY LINE OF NORVEL AVENUE AND RUN BACK 149 FEET, MORE OR LESS, ON THE WESTERLY LINE AND 142.83 FEET, MORE OR LESS, ON THE EASTERLY LINE TO A LINE IN THE REAR WHICH MEASURES 75 FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO DAVID AUSTIN BELLER AND WIFE, ERIN HARDY BELLER BY WARRANTY DEED FROM MICHAEL W. NEWMAN AND WIFE, BRENDA J. NEWMAN, RECORDED ON THE 25TH DAY OF JUNE, 2001 IN INSTRUMENT NO. 20010625-0067038, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1108 Norvel Avenue, Nashville, TN 37216

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, has 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 our hands this 10th day of June, 2009.

David Austin Beller

Erin Hardy Beller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **David Austin Beller and Erin Hardy Beller**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of June, 2009.

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON