Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20090066708 DEEDWARR
Recvd: 10/01/09 08:58 3 pgs
Fees:18.00 Taxes:714.10
20091001-0091010

ADDRESS NEW OWNER:
Dayle K. McDermitt
6312 Edsel Drive
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Tennessee Bank & Trust
330 Mayfield Drive, Suite C-6
Franklin, TN 37067

MAP 90-12
GROUP
PARCEL 167.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kelena A. Herzig (nka Kelena Herzig Bellar), married,** , hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Dayle K. McDermitt and Susan V. McDermitt, 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:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Charlotte Park Subdivision, Section 2, of record in Plat Book 2663, page 22-23, Register's Office, Davidson County, Tennessee.

Said Lot No. 145 fronts 70.0 feet on the broken northeasterly margin of Edsel Drive and extends back 141.0 feet on the northwesterly line and 137.9 feet on the southeasterly line to a dead line in the rear, measuring 79.1 feet thereon.

Being the same property conveyed to Kelena A. Herzig, a single person, by deed dated March 3, 2005 from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D. C., DATED March 3, 2005 of record in Instrument no. 20050329-0033145, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

* Bryan Beller, spouse of Kelena Herzig Beller, hereby joins in this conveyance, transferring all his right, title, and interest in said property, marital or otherwise.

This is **improved** property known as **6312 Edsel Drive, Nashville, Tennessee 37209.**

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, GRANTOR does covenants with the said GRANTEES that she is 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, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **25th** day of **September, 2009.**

Kelena Herzig Bellar

Kelena Herzig Bellar

Bryan Bellar

Bryan Bellar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kelena Herzig Bellar and Bryan Bellar**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of September, 2009.

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $193,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of September, 2009.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY