WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

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

Wanda Belt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2009.

Notary Public

MY COMMISSION EXPIRES: March 20, 2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David L Belt and wife, Wanda Belt	David L Belt	07400008100
(NAME)	(NAME)	
2103 Neely's Bend Road	2103 Neely's Bend Road	
(ADDRESS)	(ADDRESS)	
Madison , TN 37115	Madison , TN 37115	
(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, Lanora Suzanne Menees, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David L Belt and Wanda Belt, as 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, beginning at a point in the easterly margin of Neely's Bend Road, said point being 160 feet south of the northwest corner of the real property conveyed to Rubye Walker by Deed of record in Book 2647, Page 193, Register's Office foe Davidson County, Tennessee; thence in an easterly direction parallel with the northerly line of Walker's said property, 630 feet to a point; thence parallel with Neely's Bend Road in a southerly direction 210 feet; thence parallel with Walker's northerly line 630 feet to the easterly margin of Neely's Bend Road; thence with the easterly margin of said Neely's Bend Road 210 feet to the point of beginning.

Being the same property conveyed to Lanora Suzanne Menees from Jimmy Menees and wife, Judy Menees by Quit Claim Deed of record in Record Book 11439, Page 642, Register's Office for Davidson County, Tennessee and further being the same property devised to Lanora Suzanne Menees by the Last Will and Testament of Rubye Walker, Probate Case No. 98P-1467 in the Probate Court for Davdison County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE RIGHT-0F-WAY OF NEELY'S BEND ROAD.

unimproved ☐

This is improved ☑ property, known as 1905 Neely's Bend Road, Madison, TN 37115
(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.

Witness my hand this 20th day of November, 2009.

Lanora Suzanne Menees

BILL GARRETT, Davidson County
Trans:T20090079339 DEEDWARR
Recvd: 11/23/09 09:42 2 pgs
Fees:13.00 Taxes:222.00
20091123-0107246

STATE OF TENNESSEE

COUNTY OF Davidson

On this 20th day of November, 2009, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lanora Suzanne Menees**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 20, 2010

Deanie L. Gregory
Notary Public, Deanie L. Gregory

