RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of November, 2009. Notary Public MY COMMISSION EXPIRES: May 22, 2010 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Bellinger and Allecia Bellinger	Wells Fargo Bank NA	133-02-0-190.00
(NAME)	(NAME)	
3211 Avenal Avenue	P. O. Box 5708	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Springfield, OH 45501-5708	
(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, **Geoffrey D. Stone and wife, Holly Stone**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sean M. Bellinger and wife, Allecia J. Bellinger**, 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 Nos. 21 and 22 on the Plan of Airdrie Subdivision "B", Property of D.C. Buell, as of record in Book 547, page 42, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 21 and 22 front 100 feet on the westerly side of Avenal Avenue and run back between parallel lines 183 feet to an alley.

Being the same property conveyed to Geoffrey D. Stone and wife, Holly Stone by Warranty Deed from Joy C. Mayfield, unmarried, dated July 26th, 2004 and recorded in Instrument No. 20040802-0092429, Register's Office for 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 3211 Avenal Avenue, Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20090079855 DEEDWARR
Recvd: 11/24/09 11:33 2 pgs
Fees:13.00 Taxes:728.90
20091124-0108063

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 20th day of November, 2009.

Geoffrey D. Stone by Scott Troxel

Geoffrey D. Stone
By Scott Troxel, his Attorney in Fact

Holly Stone by Scott Troxel

Holly Stone
By Scott Troxel, her Attorney in Fact

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 commission and qualified, personally appeared Scott Troxel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Geoffrey D. Stone and Holly Stone, and who acknowledged that he executed the same as the free act and deed of Geoffrey D. Stone and Holly Stone.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of November, 2009.

Melissa J. Butchko-Turecki

My Commission Expires:
9-15-10

Notary Public

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010