WARRANTY DEED

R-VRES-11-219

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,500.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF February, 2011.

Notary Public

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim S. Bellar	Fifth Third Mortgage	
219 Pebble Brook	(NAME) 5001 Kingsley Dr MD-1MOB2S	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Cincinnati, OH 45227	142-8-A-50.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHELBY C. GEORGE AND HUSBAND, TIMOTHY J. GEORGE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JIM S. BELLAR AND KATHY L. BELLAR, husband and wife, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING TOWNHOUSE NO. 50, CORONADA TOWN HOME CONDOMINIUMS, PHASE II, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4955, PAGE 110, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 4901, PAGE 679, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO SHELBY C. GEORGE AND HUSBAND, TIMOTHY J. GEORGE BY WARRANTY DEED FROM MARTHA GREENE GOODYEAR AND ZACH GOODYEAR, RECORDED ON THE 13TH DAY OF JUNE, 2007 IN INSTRUMENT NO. 20070613-0070704, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 4955, PAGE(S) 110; BOOK 4901, PAGE 702; INSTRUMENT NO. 20100304-0016850; BOOK 4901, PAGE 679; BOOK 5202, PAGE 329; BOOK 5306, PAGE 241; BOOK 5522, PAGE 675; BOOK 5869, PAGE 269; BOOK 4902, PAGE 938; BOOK 6132, PAGE 118; BOOK 7694, PAGE 733; BOOK 7173, PAGE 324; BOOK 9045, PAGE 954; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 219 Pebble Brook, Nashville, Tennessee 37221
(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), their 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), 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.

BILL GARRETT, Davidson County
Trans:T20110012345 DEEDWARR
Recvd: 03/01/11 14:13 2 pgs
Fees:13.00 Taxes:649.35
20110301-0016481

Witness my/our hand(s) this 25th day of February, 2011.

Shelby C. George

Timothy J. George

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shelby C. George and Timothy J. George, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of February, 2011.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903