WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110025261 DEEDWARR
Recvd: 04/29/11 09:44 2 pgs
Fees:13.00 Taxes:493.03
20110429-0032802

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April 2011.

Notary Public

MY COMMISSION EXPIRES: April 28, 2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian Granfors	First Community Mortgage	06116023300
(NAME)	(NAME)	
1311 Ardee Ave	611 Delray St.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	Shelbyville TN 37160	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Aaron L. Belville, a single man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brian S. Granfors, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 58, Block C, on the Resubdivision of Sunnymeade Unit No. 1 and Subdivision of Sunnymeade, Unit No. 2, of record in Book 974, pages 56 and 57, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Aaron L. Belville, a single man by Deed from Miranda Merkle, an unmarried woman, dated 10/03/2008 and filed for record on 10/08/2008 in Instrument No. 20081008-0102218, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

All matters as set forth per Plat Book 974, Page 56-57, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1311 Ardee Avenue, Nashville, TN 37216
(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/or 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/or 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 25th day of April, 2011.

Aaron L Belville by Clay Kelton his attorney in fact

Aaron L. Belville

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clay Kelton, with whom I am personally acquainted and who proved himself to be the attorney in fact of Aaron L. Belville and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

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

Notary Public
My Commission Expires:

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012