RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110028977 DEEDWARR
Recvd: 05/16/11 12:58 2 pgs
Fees:13.00 Taxes:1209.90
20110516-0037252

WARRANTY DEED

ROBIN L. BURCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of May, 2011
Notary Public
MY COMMISSION EXPIRES: 7-8-2013
(AFFIX SEAL)

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
Ronaldo Bernal and Emily Menke	SAME	118-14-113
(NAME)	(NAME)	
3520 Crestridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **John Belcher and Angie Gill**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ronaldo Bernal and Emily Menke**, 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. 39 on the Map of Longview Manor Section One and Two of record in Book 1424, page 127, Register's Office for said County.

Said Lot No. 39 fronts 97 feet on the easterly margin of Crestridge Drive and extends back 218 feet on the northerly line and 199.8 feet on the southerly line to a dead line in the rear, measuring 99 feet thereon.

Being the same property conveyed to John Belcher and Angie Gill by Warranty Deed from John Q. Steward and spouse, Katherine R. Steward dated July 17, 2003, in the Register's Office of Davidson County, Tennessee, of record as Instrument No. 20030723-0102812.
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 3520 Crestridge Drive, Nashville, TN 37204

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 **12th** day of **May, 2011**

John D. Belcher

John Belcher

Angie Gill

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned authority, **John Belcher and Angie Gill**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **12th** day of **May, 2011**

Kelly Ann Callaghan

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON