WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/08/11 15:17 3 pgs
Fees:18.00 Taxes:441.56
20110708-0052521

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119340.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th Day of June, 2011.

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Darnell	Primary Residential Mtg.	04111000600
(NAME)	(NAME)	
4000 Dumbarton Drive	4750 W Wiley Post Way #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Salt Lake City UT 84116	
(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, N.B.S. Properties, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey Darnell,_____ 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:

Lot Number 429 on the Plan of Bellshire Estates Subdivision, Section "B", as of record in Book 2331, Page 128 and 129, Register's Office for said County, and more particularly described as follows:
BEGINNING at a point in the northerly margin of Banbury Drive, the common corner of Lot Numbers 428 and 429; thence northerly wit the line between said two lots 233 feet to the common of Lot Numbers 428, 429 and 440; thence easterly with the line between said Lot Numbers 429 ad 440, 185 feet to a point in the westerly margin of Dumbarton Drive; thence southerly with the margin of the same 205 feet to the beginning of a curve; thence around said curve in the southwesterly direction 39.3 feet to a point in the northerly margin of Banbury Drive; thence westerly with the margin of the same 140 feet to the beginning.

Being the same property conveyed to N.B.S Properties, Inc, by deed of record in Instrument No; 20110302-0016734, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4000 Dumbarton Drive, Nashville, TN 37207
(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 24th day of June, 2011.

N.B.S. Properties, Inc.

By:
N.B.S. Properties, Inc.

STATE OF TENNESSEE

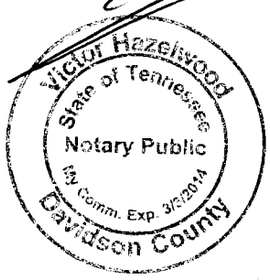
COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Dale Hire with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of N.B.S Properties, Inc. and that he/she as such President executed the foregoing instrument for the purposes therein contained, by signing the name of N.B.S Properties, Inc. by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 24th day of June, 2011.

Commission expires:

Notary Public



I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dawn Chase

Signature

State of TN

County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Laurie M Harris

Notary's Signature

LAURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).