BILL GARRETT, Davidson County
Trans:T20110046040 DEEDWARR
Recvd: 07/29/11 10:00 2 pgs
Fees:13.00 Taxes:281.20
20110729-0058128

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$76,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF JULY, 2011.

Notary Public

MY COMMISSION EXPIRES: **MAY 5, 2015**

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **SCOTT M. ABBOTT** | **SUPERIOR BANK, N.A.** | **052-02-0-137.00** |
| (NAME) **636 CHERYL AVENUE** | (NAME) **17 NORTH 20TH STREET** | |
| (ADDRESS) **MADISON, TN 37115** | (ADDRESS) **BIRMINGHAM, AL 35203** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, THE BELLATOR GROUP, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT M. ABBOTT, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 33 and the west one-half of Lot No. 32 of Block "B", revised Map of Rainbow Terrace Subdivision, as of record in Plat Book 1130, page 85, Register's Office for Davidson County, Tennessee.

Said Lot and part of Lot adjoin and front together 75 feet on Cheryl Avenue and run back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Bellator Group, LLC from Jeremy Dukes by deed dated March 24, 2008 of record in Instrument No. 20080324-0029181, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 1130, page 85, said Register's Office, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved( X ) property, known as **636 CHERYL AVENUE, MADISON, TN 37115**
(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 15th day of July, 2011.

**THE BELLATOR GROUP, L.L.C.**

Sallie A. Dukes - Agent

**By: Sallie A. Dukes, Agent**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Sallie A. Dukes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Agent of **THE BELLATOR GROUP, L.L.C.,** the within-named bargainor, a Tennessee Limited Liability Company and that she as such Agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **THE BELLATOR GROUP, L.L.C.** by herself as such Agent.

Witness my hand and official seal at office this 15th day of July, 2011.

Deborah J. Cohen
Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My commission expires: **May 5, 2015**