03

Realty Title

BILL GARRETT, Davidson County
Trans: T20120031559 DEEDWARR
Recvd: 05/01/12 08:14 2 pgs
Fees: 13.00 Taxes: 773.30

20120501-0036951

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Rachelle Caudill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2012.

Diane K. Mann
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meredith Anne Austin **And** **James David Copley**	**MAGNA BANK**	**142-11-147.00**
(NAME)	(NAME)	
7216 Birch Bark Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**6525 QUAIL HOLLOW, #300** **MEMPHIS, TN 38120**	
(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, **James R. Bellar, a married man and Danny J. Burns, a married man, a ½ undivided interest each** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Meredith Anne Austin and James David Copley, tenants in common with right of survivorship** 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:

Being No 1 on the plan of Valley West, Section Six, as of record in Book 5050, Page 60, Register's Office for Davidson County, Tennessee. Said Lot No. 1 fronts 89.80 feet on the westerly side of Birch Bark Drive and extends back 222.02 feet on the northerly line and 203.61 feet on the Southerly line to a dead line, measuring 88.31 feet thereon, subject to all and any easements, restrictions and conditions of record.

Being the same property conveyed to James R. Bellar, a married man and Danny J. Burns, a married man, a one-half (1/2) undivided interest each by deed dated December 6, 2011 from U.S. Bank, National Association, N.D. of record in Instrument No. 20120118-0004835, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **7216 Birch Bark Drive, Nashville, TN 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 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 our hands this **27th day of April, 2012.**

James R. Bellar

Danny J. Burns

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **James R. Bellar** and **Danny J. Burns** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 27th day of April, 2012.

Commission expires: May 6, 2013

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public