BILL GARRETT, Davidson County
Trans:T20120041264 DEEDWARR
Recvd: 06/05/12 11:15 2 pgs
Fees:13.00 Taxes:4378.30
20120605-0048885

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,183,325.25.

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2012.

Notary Public

My commission expires: 7-25-12

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cliff Adlerz	New owner	Map/Parcel 117-04-0-038.00
2514 Belmont Blvd		
Nashville, TN 37212		

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, WE,

Phillip M. Stinson, married and William J. Mitchell, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cliff Adlerz and Kathleen Adlerz, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Northerly One-Half of Lot No. 111 on the Plan of Belmont Land Company's Plan of Lots, Called "Belmont Heights" of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee.

Said property fronts 50 feet on the easterly margin of Belmont Boulevard and extends back between parallel lines 183 feet to an alley.

Being the same property conveyed to Phillip M. Stinson and William J. Mitchell, tenants in common by Deed from Bill J. Hancock of record at Instrument No. 20110502-003446, Register's Office for Davidson County, Tennessee, dated April 28, 2011.

Being the same property conveyed by quitclaim deed from Bonnie L. Hancock to Bill J. Hancock of record in Book 10576, page 126, Register's Office for Davidson County, Tennessee, dated August 20, 1997. Quitclaim deed from B.B.G. Properties, a Tennessee general partnership composed of Tom D. Graves and Bill J. Hancock to Bill J. Hancock and wife, Bonnie L. Hancock of record in book 9330, page 452, Register's Office for Davidson County, Tennessee, dated May 2, 1994. Quitclaim deed from Mort Kozil to B.B.G. Properties, a Tennessee general partnership composed of Tom D. Graves and Bill J. Hancock of record in Book 6491, page 764, Register's Office for Davidson County, Tennessee, dated February 13, 1985 and by deed from Donald L. Lockmiller, as to a 1/2 undivided interest and Sidney J. Maddox, as to a 1/2 undivided interest to Mort Kozil, a 1/2 undivided interest and B.B.G. Properties, a Tennessee general partnership composed of Tom D. Graves and Bill J. Hancock, a 1/2 undivided interest, as tenants in common of record in Book 5959, page 233, Register's Office for Davidson County, Tennessee, dated November 3, 1982.

"The property is not now and never has been the marital residence. Therefore, the grantor's spouse has not acquired any interest in the property."

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved ( ) property known as 2514 Belmont Blvd, Nashville, TN 37212.

Map/Parcel 117-04-0-038.00 is the parcel identification number assigned to the property by the county tax assessor's office.

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 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 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/OUR HANDS EFFECTIVE AS OF May 31, 2012:

Phillip M. Stinson

William J. Mitchell

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF Davidson	)	

Personally appeared before me, a Notary Public of said County and State, Phillip M. Stinson and William J. Mitchell, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 31st day of May, 2012.

My Commission Expires:

Notary Public

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

20111320R

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016