BILL GARRETT, Davidson County
Trans:T20120060866 DEEDWARR
Recvd: 08/15/12 12:06 2 pgs
Fees:13.00 Taxes:728.53
20120815-0073066

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 196,900.00

Affiant

Subscribed and sworn to before me, this 10th day of August, 2012.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 JOHNNY CASH PKWY.
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SHARON GELLIN **BRUCE GELLIN**	New Owner	**07204030200**
1442 MCALPINE AVE		
NASHVILLE, TN 37216		

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 ACKNOWLEDGE, WE,

JAMES E HART, SR and BETTY J HART, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHARON GELLIN and BRUCE GELLIN, WIFE AND HUSBAND

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 THE NORTHERLY ONE-HALF OF LOT NO. 7 OF BLOCK D ON THE MAP OF THE COUNTRY CLUB ESTATES, AS OF RECORD IN BOOK 843, PAGE 95, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 7 FRONTS 50 FEET ON THE WESTERLY SIDE OF MCALPINE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO JAMES E HART, SR AND BETTY J HART, HUSBAND AND WIFE BY WARRANTY DEED FROM JAMES A HOUSE AND ELIZABETH SUE HOUSE, HUSBAND AND WIFE, DATED 08/31/92 AND RECORDED ON 09/03/92 IN BOOK 8720, PAGE 931, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 843, Page 95, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1442 MCALPINE AVE, NASHVILLE, TN 37216.

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 in 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/our hand(s) this 10th day of August, 2012.

James E Hart Sr.
JAMES E HART, SR

BETTY J HART

Betty J Hart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JAMES E HART, SR and BETTY J HART, the within named Grantors, 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 10th day of August, 2012.

Jessica M Warren
Notary Public

My Commission Expires: 2/17/2016

JESSICA M. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY