WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120084285 DEEDWARR
Recvd: 11/05/12 11:36 2 pgs
Fees:13.00 Taxes:447.70
20121105-0101638

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: October 5, 2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry R. Bellar	Jerry R. Bellar	08313026000
(NAME)	(NAME)	
4411 Harding Place	4411 Harding Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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, **Theresa Darlene Wilson Chudasama, a single person,** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerry R. Bellar and wife, Jacqueline A. Bellar**, 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 Lot No. 71 on the plan of Payne, Blakemore, and Cummings' Addition to Nashville, of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Loyd Edward Wilson and Herschel Wilson, Jr. by deed from Thomas Allen Wiseman and wife, Margaret A. Wiseman, dated 5/6/77, of record in Book 5144, page 946, Register's Office for Davidson County, Tennessee. Further conveyed to Theresa Darlene Wilson Chudasama by Quitclaim Deed from Loyd Edward Wilson and Herschel Wilson, Jr. by Quitclaim Deed dated 7/15/94, of record in Book 9408, page 616, said Register's Office.

This conveyance is subject to 2012 taxes, paid, prorated and assumed by the Grantees; all matters as shown on the plan of record in Book 57, page 70, said Register's Office. Subject to the rights and claims of parties in possession.
This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 512 South 13th Street, Nashville, TN 37206
(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 2nd day of November, 2012.

Theresa Darlene Wilson Chudasama
Theresa Darlene Wilson Chudasama

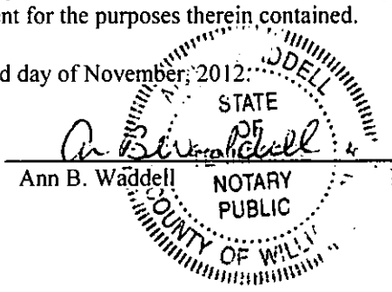
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Theresa Darlene Wilson Chudasama, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 2nd day of November, 2012.

Commission expires: October 5, 2015



Ann B. Waddell Notary Public