# WARRANTY DEED

Return to:
Warranty Title Insurance Co
2400 Crestmoor Road
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130044619 DEEDWARR
Recvd: 05/29/13 12:57 2 pgs
Fees:13.00 Taxes:1035.63
20130529-0053964

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

Chris Lund
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2013.

Notary Public

Commission Expires: 8.20.13
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 2400 Crestmoor Rd., Ste. 104
Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles D. Robbins | Tennessee Bank & Trust | 147-5-99 |
| (NAME) | (NAME) | |
| 303 Wauford Drive | 4007 Hillsboro Road | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20130814 |

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, Frank F. Bellar III and wife, Sarah J. Bellar (fka Sarah J. Kelly)**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Charles D. Robbins and wife, Mary Lynn Robbins**, 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. :

Land in Davidson County, Tennessee, being Lot No. 99 on the Map of Caldwell Hall Subdivision, Section 1, revised, as of record in Plat Book 2900, page 58, Register's office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Said Lot No. 99 fronts 80 feet on the Southerly side of Wauford Drive and runs back between lines measuring 158.4 feet on the Easterly line and 160.3 feet on the Westerly line to a dead line in the rear, which is a broken line, measuring 80.0 feet thereon.

Being the same property conveyed to Frank F. Bellar III and Sarah J. Kelly by Warranty Deed from Michael J. Keener and wife, Allison Hayes Keener, dated June 25, 2008, of record in Instrument 20080627-0066772, Register's Office for Davidson County, Tennessee. The said Frank F. Bellar III and Sarah J. Kelly are now married. Sarah J. Kelly is now known as Sarah J. Bellar.

unimproved ☐

This is improved ☒ property, known as 303 Wauford Drive, Nashville, TN 37211

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 28th day of May, 2013.

Frank F. Bellar III

Sarah J. Bellar

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Frank F. Bellar III and wife, Sarah J. Bellar, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Frank F. Bellar III and wife, Sarah J. Bellar executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of May, 2013.

Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires OCT 21, 2013