


STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 244,000.00

Rachel Bellamy
Affiant

Subscribed and sworn to before me, this 29th day of May, 2013.

Notary Public

My commission expires: 9-21-15

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

BILL GARRETT, Davidson County
Trans:T20130048994 DEEDWARR
Recvd: 06/11/13 15:10 2 pgs
Fees:13.00 Taxes:902.80
20130611-0059494

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **VICTORIA READ BELLINO**<br>**KYLE JOSEPH BELLINO** | **AMERIS BANK** | **08304004300** |
| **2012 ROSE CLIFFF DRIVE** | **1800 PARKWAY PLACE, STE 820** | |
| **NASHVILLE, TN 37206** | **MARIETTA, GA 30067** | |
| | | |

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,

**MARCUS L. EVANS AND WIFE, CRYSTAL MARIE EVANS**

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

**KYLE BELLINO and VICTORIA BELLINO, husband and wife**

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 all of Lot No. 109 on the Plan of Rosebank Park, of record in Plat Book 1835, Page 26, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO MARCUS L. EVANS, A SINGLE MAN BY WARRANTY DEED FROM PROPERTY ACQUISITIONS, INC., DATED 05/28/2010 RECORDED ON 06/08/2010 IN INSTRUMENT NO. 20100608-0044488 SAID REGISTER'S OFFICE FOR SAID COUNTY.

PROPERTY KNOWN AS 2012 ROSECLIFF DR, NASVILLE, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2012 ROSE CLIFFF DRIVE, NASHVILLE, TN 37206.

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 29th day of May, 2013.

MARCUS L. EVANS

**CRYSTAL MARIE EVANS**

**STATE OF** Tennessee
**COUNTY OF** Davidson

Personally appeared before me, a Notary Public of said County and State, MARCUS L. EVANS **AND WIFE, CRYSTAL MARIE EVANS,** 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 29th day of May, 2013.

Notary Public

My Commission Expires: 9.21.15

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015