WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130072070 DEEDWARR
Recvd: 08/21/13 08:32 2 pgs
Fees:13.00 Taxes:642.39

20130821-0087937

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,620.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/8/13

(AFFIX SEAL)

TRICIA BALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R. Lord, Sr.	Same as new owner	141-12-0D-144.00-CO
(NAME)	(NAME)	
144 Morton Mill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, I, ANNA ELENI BELLOS, F/K/A ANNA ELENI BELLOS KAUDERER, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO MICHAEL R. LORD, SR. AND BRENDA W. LORD, 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 Lot(s) 144 (and driveway serving said lot), as shown on the map entitled the Plan of Third Revision of Morton Mill Estate, a Planned Unit Development, of record in Plat Book 7900, page 561, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ELIZABETH LORETTA BELLOS, A MARRIED PERSON, by deed from MORTON MILL, A TENNESSEE JOINT VENTURE, of record in Book 8571, page 870, dated February 28, 1992, said Register's Office. KIMBERLEIGH J. MELTON AND DARRELL SMITH conveyed to ELIZABETH L. BELLOS, by Quitclaim Deeds of record in Book 11403, page 989 and Book 11403, page 997, dated March 19, 1999, said Register's Office. Being furthered conveyed to VICTOR P.BELLOS, by Quitclaim Deed from ELIZABETH L. BELLOS of record as Instrument No. 20090112-0002816, dated January 9, 2009, said Register's Office. The said VICTOR P. BELLOS having since died on or about December 18, 2010. The Will of Victor Phillip Bellos of record in Volume 11P-833, Davidson County Probate Court Clerk's Office devises subject property to Elizabeth Loretta Bellos, also see Quitclaim Deed of record as Instrument No. 20110923-0073786, said Register's Office. The said Elizabeth Loretta Bellos having since died on or about April 28, 2011. The Will of Elizabeth Loretta Bellos of record in Volume 11P-833, Davidson County Probate Court Clerk's Office devises subject to Anna Eleni Bellos aka Anna Eleni Bellos Kauderer, also see Quitclaim Deed of record as Instrument No. 20111003-0076407, said Register's Office.

This conveyance is subject to: 2013 property taxes which are a lien, but not yet due and payable; all matters appearing on the map entitled the Plan of Third Revision of Morton Mill Estate, a Planned Unit Development, of record in Plat Book 7900, page 561, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 144 Morton Mill Drive, Nashville, TN 37221

(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 our hands this 16th day of August, 2013.

Anna Eleni Bellos
By: _____, attorney in fact
Anna Eleni Bellos

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Anna Eleni Bellos, f/k/a Anna Eleni Bellos Kauderer, as her duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Anna Eleni Bellos, f/k/a Anna Eleni Bellos Kauderer.

Witness my hand and official seal at Office, this 16th day of August, 2013

_____
Notary Public

My Commission Expires: 9/20/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.