THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14010116**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $255,177.00. Affiant Subscribed and sworn to before me, this 21st day of February, 2014. Notary Public My Commission Expires: _____

LANA M. ALESSIO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-11-2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Aaron Massey and Mary Massey 6317 St. Henry Dr Nashville TN 37205	Aaron Massey 152 Waters Edge Drive N. Ponte Vedra Beach, FL 32082	Tax Parcel ID No. 129-12-0-022.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gus Phillip Bellos, a Fifty (50%) percent interest, Anna Eleni Bellos as sole heir of Victor Phillip Bellos, a Twenty-Five (25%) percent interest, and Patsy A. Bellos MacDougall, a Twenty-Five (25%) percent interest** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Aaron Massey and wife, Mary Massey and Melanie M. Anderson, married all as tenants in common with rights of survivorship,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 216, SECTION 1, WARNER PARK VALLEY, as shown on plat of record in Plat Book 3600, Pages 12, 13 and 14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Vossie Bellos, a Life Estate to Vossie Bellos (as to a life estate), Gus Phillip Bellos, a Fifty (50%) percent interest, Victor Phillip Bellos, a Twenty-Five (25%) percent interest and Patsy A. Bellos MacDougall, a Twenty-Five (25%) percent interest as recorded on the 6th day of November, 2008 in Instrument No. 20081106-0110659;

And Warranty Deed from Murphree Realty Company to Phillip Bellos and wife, Vossie C. Bellos as recorded on the 30th day of October, 1964 in Deed Book 3827, Page 617, in the Register's Office of Davidson County, Tennessee. Phillip Bellos having preceded Vossie Bellos in death.

Vossie Bellos having died November 14, 2012. The said Victor Phillip Bellos having since died December 18th, 2010, leaving a Last Will and Testament which was filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 11P-833. Said Will leaving all property personal or real to his wife, Elizabeth Loretta Bellos. Elizabeth Loretta Bellos having since died on April 28th, 2011 in Davidson County, Tennessee. The Will of Elizabeth Loretta Bellos having been filed on May 25, 2011 also in Davidson County, Tennessee, devised all of her property personal and real to her step daughter and the only child of Victor Phillip Bellos, Anna Eleni Bellos who now joins in said conveyance to convey any interest in said property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, WARNER PARK VALLEY, as recorded in Plat Book 3600, Page(s) 12, 13 and 14.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3466, Page 89, amended in Book 3577, Page 511, Book 3702, Page 465, Book 3766, Page 81 and Book 3770, Page 81.

BILL GARRETT, Davidson County
Trans:T20140013499 DEEDWARR
Recvd: 02/26/14 14:27 5 pgs
Fees:28.00 Taxes:944.15
20140226-0016535

This is improved property located at 6317 St. Henry Dr Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of February, 2014.

Gus Phillip Bellos

Anna Eleni Bellos

Patsy A. Bellos MacDougall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gus Phillip Bellos, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of February, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patsy A. Bellos MacDougall, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of February, 2014.

Notary Public

My Commission Expires: _____

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anna Eleni Bellos, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand, at office, this _____ day of February, 2014.

Notary Public

My Commission Expires: _____

This is improved property located at 6317 St. Henry Dr Nashville TN 37205

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Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of February, 2014.

Gus Phillip Bellos

Anna Eleni Bellos

Patsy A. Bellos MacDougall

Patsy A. Bellos MacDougall

TIMOTHY W ANDERS
Notary Public, Georgia
Fayette County
My Commission Expires
September 11, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gus Phillip Bellos, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of February, 2014.

Notary Public

My Commission Expires: 9-11-2017

STATE OF Georgia)
COUNTY OF Fayette)

TIMOTHY W ANDERS
Notary Public, Georgia
Fayette County
My Commission Expires
September 11, 2017

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patsy A. Bellos MacDougall, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of February, 2014.

Notary Public

My Commission Expires: 9-11-2017

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anna Eleni Bellos, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand, at office, this _____ day of February, 2014.

Notary Public

My Commission Expires: _____

under Docket No. 11P-833. The Will devised the 25% interest of subject property to Elizabeth Loretta Bellos.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20 day of February, 2014.

Gus Phillip Bellos

Anna Eleni Bellos

Patsy A. Bellos MacDougall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gus Phillip Bellos, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of February, 2014.

Notary Public

My Commission Expires: _____

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patsy A. Bellos MacDougall, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of February, 2014.

Notary Public

My Commission Expires: _____

STATE OF Colorado)
COUNTY OF Denver)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anna Eleni Bellos, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand, at office, this 7th day of February, 2014.

Notary Public

My Commission Expires: _____

ALEX ROELFSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114013243
MY COMMISSION EXPIRES MARCH 03, 2015