CSRM
Box 44

BILL GARRETT, Davidson County
Trans:T20140015899 DEEDWARR
Recvd: 03/07/14 16:26 2 pgs
Fees:13.00 Taxes:499.50
20140307-0019577

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $135,000.00. Affiant Subscribed and sworn to before me, this 6th day of March, 2014. Notary Public My Commission Expires: 6/21/16

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires June 21, 2016

Address New Owner As Follows: Send Tax Bills To: Map-Parcel Number:
Jessica Perez 102-04-0-136.00
431 Wilclay Drive
Nashville, TN 37209

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **C & B Properties, a Tennessee general partnership, composed solely of NT Clinton and James R. Bellar**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Jessica Perez, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 836, as shown on the map entitled Charlotte Park, Section 22, of record in Book 3700, Pages 67 and 68, 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 James R. Bellar, by substitute trustee's deed from Shapiro & Kirsch, LLP, as Substitute Trustee, of record in Instrument No. 20080710-0071114, dated January 11, 2008, said Register's Office. James R. Bellar has since conveyed his interest in said property to C & B Properties, a Tennessee general partnership composed solely of NT Clinton and James R. Bellar, by quitclaim deed of

record in Instrument No. 20081110-0111141, dated September 30, 2008, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 3700, Page 67 and 68, said Register's Office.

This is improved property known as: **431 Wilclay Drive, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 6th day of March, 2014.

C & B Properties, a Tennessee general partnership

BY: _____
NT Clinton, Partner

BY: _____
James R. Bellar, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared NT Clinton and James R. Bellar with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Partners of C & B Properties, the within named bargainor, a Tennessee general partnership, and that they as such Partners executed the foregoing instrument for the purpose therein contained by signing the name of the general partnership by themselves as such Partners.

Witness my hand and official seal this 6th day of March, 2014.

_____
Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

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