THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140032231 DEEDWARR
Recvd: 05/09/14 10:11 2 pgs
Fees:13.00 Taxes:2608.50
20140509-0039716

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 705,000.00.

Celia Amy Hall by Jacqueline A. Bellar, POA
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF May, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Celia Amy Hall	The Warner Company, Inc.	MAP
2210 State Street	340 21st Ave. N.	PARCEL 092-15-081.00
Nashville, TN 37203	Nashville TN 37203	
(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, WE, **Jerry R. Bellar and Jacqueline A. Bellar**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Celia Amy Hall, unmarried**

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 the easterly 70 feet of Lot No. 137 on the Plan of Elliston Addition, as of record in Plan Book 21, Page 141, Register's Office of Davidson County, Tennessee, being the easterly 70 feet of Lot No. 24 on the Elliston Plan, of record in Plan Book 1, Page 105, Chancery Court at Nashville, and described as follows:

Beginning on the northerly margin of State Street at a point 200.9 feet west of the westerly margin of 22nd Avenue North; thence with the northerly margin of State St. westwardly 70 feet; thence northwardly and parallel with the westerly margin of 22nd Avenue North, 170 feet to the southerly margin of an alley; thence with said alley eastwardly 70 feet; thence southwardly 170 feet to the beginning.Being the same property conveyed to Jerry R. Bellar and wife, Jacqueline A. Bellar by Deed from Charles W. Logan and wife, Joyce W. Logan, of record in Book 7850, Page 882, Register's Office for Davidson County, Tennessee, dated May 24, 1989 and recorded on May 26, 1989.

Being the same property conveyed to Jerry R. Bellar and wife, Jacqueline A. Bellar, as equal tenants in common by Quitclaim Deed from Jerry R. Bellar and Jacqueline A. Bellar and Michael D. Sontag, of record in Instrument No. 20010312-0023486, Register's Office for Davidson County, Tennessee, dated December 29, 2000 and recorded on March 12, 2001.

Being also known as 2210 State Street, Nashville, TN 37203

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **2210 State Street, Nashville, TN 37203.**

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 _____ hand( ) this the 8th day of May, 2014.

Jerry R. Bellar

Jacqueline A. 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 named **Jerry R. Bellar** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of May, 2014.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jacqueline A. Bellar** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of May, 2014.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public