Davidson County	DEEDWARR
Recvd: 07/17/14 13:40	3 pgs
Fees:18.00 Taxes:440.30	
20140717-0063376	

WARRANTY DEED

CAITLIN E. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 12-21-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William L. Wilson	New Owner	172120D45800CO
(NAME)	(NAME)	
9089 Chardonnay Trace		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Nagendranath Bellare and Patricia M. Bellare, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William L. Wilson and Donna B. Wilson, 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 Unit No. W-8 as shown on Exhibit B1 & B7 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209 as amended at Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Nagendranath Bellare and Patricia M. Bellare, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 3rd day of August, 2005 in Instrument No. 20050803-0091324, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 7230 Althorp Way, Number 8, Nashville, TN 37211
(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 15th day of July, 2014.

Nagendranath Bellare

By: Nick Woodard, his attorney-in-fact

Patricia M. Bellare

By: Nick Woodard, her attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Nick Woodard, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Nagendranath Belare and Patricia M. Bellare, acting as that person's agent and attorney in fact, and the said Nick Woodard acknowledged that he executed the foregoing instrument as agent and attorney in fact for Nagendranath Belare and Patricia M. Bellare for the purposes therein contained.

WITNESS my hand and seal, this 15th day of July, 2014.

My Commission Expires:
12-27-15

Notary Public,

CAITLIN E. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).