WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140052234 DEEDWARR
Recvd: 07/21/14 09:40 2 pgs
Fees:13.00 Taxes:524.48
20140721-0064289

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,758.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RONA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah A. Betancourt		
(NAME) 1345 Bell Rd. Unit 410	(NAME) P.O. Box 235	162-12-B-54
(ADDRESS) Antioch, TN 37013	(ADDRESS) Arrington, TN 37014	
(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, **WILLIAM A. ALDERSON AND WIFE, RACHEL L. ALDERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEBORAH A. BETANCOURT AND KATHARINE A. DRIVER,** 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. 19B, of Tract Two on the plan of Final Plat, Villas at Belle Parke, Phase II, a horizontal property regime, of record in Instrument No.20020722-0087814, and as defined in the Amendment to Master Deed and Bylaws of record in Instrument Number 20040218-0018915, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to William A. Alderson, unmarried, and Rachel L. Holman, unmarried, by deed dated December 14, 2004 from NVR, Inc., of record in Instrument #20041229-0153695, said Register's Office. William A. Alderson and Rachel L. Holman have since married. Rachel L. Holman is now known as Rachel L. Holman Alderson.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20020722-0087814, said Register's Office; and (c) master deed and bylaws of record in Instrument No. 20040218-0018915, Instrument No. 20020911-011959, Instrument No. 20021025-0130922, Instrument No. 20030515-0066792, said Register's Office; (d) charter of record in Instrument No. 20120911-0110958, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1345 Bell Rd. Unit 410, Antioch, TN 37013

(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215
BOX 10-A

Witness our hands this 18 day of July, 2014.

William A. Alderson

Rachel L. Alderson

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 William A. Alderson and Rachel L. Alderson, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18 day of July, 2014.

Commission expires:

My Commission Expires MAR. 7, 2017

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public