WARRANTY DEED

State of Tennessee)
County of Davidson)

14-06-017

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $573,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th day of August, 2014

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MICHAEL D. SHMERLING & LISA A. SHMERLING	New Owner	116-03-0
(NAME) 618 Church Street Ste. 220	(NAME)	029.00
(ADDRESS) Nashville, TN 37219	(ADDRESS)	
(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 Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JERRY R. BELLAR AND WIFE JACQUELINE A. BELLAR**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL D. SHMERLING AND WIFE LISA A. SHMERLING**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lot No. 139, and part of a 10 foot strip marked "Reserved" on the plan of the Fenner Manor Land Company's Subdivision, as a record in Book No. 421, page 100, Register's Office for Davidson County, Tennessee, beginning at a point in the Westerly margin of Woodmont Avenue at the Northeast Corner of Lot No. 140 on said plan, and runs thence along the Westerly margin of said Avenue North 100 feet to the Southeast corner of Lot No. 138 on said plan; thence with the line between lots Nos. 138 and 139 westwardly 192 feet to the Westerly margin of said 10 foot strip reserved, and being the Northeast corner of a small lot of land conveyed to H.S. Vaughn, Trustee, by Percy Warner, et ux., by deed of record in Book 539, page 657, R.O. of said County; thence Southerly along the West line of said lot conveyed to Vaughn 31 feet, more or less, and cross said 10 foot strip to the Northeast corner of a strip of land conveyed off lot No. 139 to Percy Warner by H.S. Vaughn et al., by deed of record in Book 539, page 656, Register's Office for said County, and running thence Southerly with the East line of said strip South 36 degrees 80 feet to point in the North line of Lot No. 140, thence with the line between lots Nos. 139 and 140 Easterly to the point of beginning and was conveyed to H.S. Vaughn by deed recorded in Book No. 539, page 657, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all the same property conveyed to Jerry R. Bellar and wife, Jacqueline A. Bellar by deed from Charles J. Resha, Jr., Conservator for the Estate of Sue St. Charles of record in Book 8177, page 476, said Register's Office. Subsequently, Jerry R. Bellar and Jacqueline A. Bellar having conveyed their interest to Michael D. Sontag,, Trustee, and Michael D. Sontag, Trustee, then having conveyed his interest to Jerry R. Bellar and wife, Jacqueline A. Bellar as equal tenants in common by deed of record in Instrument No. 20010312-0023479, said Register's Office.

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.

BEING property known as: **119 A/K/A 119A Woodmont Blvd., Nashville, TN, 37205.**

(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 08/08/14 12:17 2 pgs
Fees:13.00 Taxes:2121.95
20140808-0071658

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 7th day of August, 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 AND WIFE JACQUELINE A. BELLAR**, the bargainor(s), 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 7th day of August, 2014.

My Commission Expires: 07/02/18

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed 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.

Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

Notary Public

DEE FRIES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON