| | |
|---|---|
| Davidson County | DEEDWARR |
| Recvd: 12/18/14 14:29 | 6 pgs |
| Fees:33.00 Taxes:740.00 | |
| 20141218-0116045 | |

# True Copy Certification

I, Stephanie Fitzmorris, 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.

Signature

Stephanie Fitzmorris

State of RI

County of Providence

Personally appeared before me, Ashley L. Laferriere, a notary public for this county and state, Stephanie Fitzmorris who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

Ashley L. Laferriere

My Commission Expires: 3/14/15

Notary' Seal (if on paper)

Ashley L. Laferriere
Notary Public
State of Rhode Island
My Commission Expires March 14, 2015

# WARRANTY DEED

| MAIL RECORDED DEED TO: | OWNER (SEND TAX BILLS TO): |
|---|---|
| JOHN C. SLATE<br>BARBARA L. SLATE<br>631 WEST OLD HICKORY BOULEVARD<br>MADISON, TN 37115 | JOHN C. SLATE<br>BARBARA L. SLATE<br>631 WEST OLD HICKORY BOULEVARD<br>MADISON, TN 37115 |

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THOUSAND AND 00/100 Dollars ($200,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CLAYTON R. BELLAMY and JULIE F. BELLAMY, husband and wife (herein, "Grantor"), whose address is Site 516 Box 21 RR2, Tofield, AB, TOB 4JO, Canada hereby sells, transfers and conveys to JOHN C. SLATE and BARBARA L. SLATE, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 631 West Old Hickory Boulevard, Madison, TN 37115, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 631 West Old Hickory Boulevard, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

PIN NO: 042-11-0-070.00

This Instrument Prepared By: JOHN NORMAN, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Julie F. Bellamy

Canada
Province of Alberta
City of Calgary
Consulate General of the
~~STATE OF~~ United States of America
~~COUNTY OF~~

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Julie F. Bellamy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this ~~23rd~~ day of DEC., 20 14

[Affix Notary Seal]

SIGNATURE OF ~~NOTARY PUBLIC~~
My commission expires: DOES NOT EXPIRE

Canada
Province of Alberta
City of Calgary
Consulate General of the
United States of America

WITNESS my hand and seal this 12 day of Dec, 2014.

GRANTOR:

Clayton R. Bellamy

Canada
Province of Alberta
City of Calgary
Consulate General of the
United States of America

~~STATE OF~~ _____
~~COUNTY OF~~ _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Clayton R. Bellamy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of Dec., 2014

[Affix Notary Seal]

SIGNATURE OF ~~NOTARY PUBLIC~~
My commission expires: DOES NOT EXPIRE

Eva E. Holm
Vice Consul of the
United States of America

**OATH OF CONSIDERATION**

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

**GRANTEE**

Grantee signature _____
John C. Slate

Subscribed and sworn to under oath before me, this 17th day of Dec., 20 14.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 6-30-16

## EXHIBIT A

[Legal Description]

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 19, 20, 21 and 22 of Block "B" on the Map of Marthonna not of record, and described according to a survey made by J.A. Mefford, Surveyor, in December, 1937, as follows:

BEGINNING at a point in the southerly margin of Old Hickory Boulevard, 100 feet east of the easterly margin of Ezell Road, West at the corner of Lots Nos. 22 and 23; thence with the line between said lots, southerly parallel to the easterly line of Ezell Road West, 248.3 feet to the north line of Lot No. 27; thence with the north line of Lot 27, easterly 100 feet to the corner of Lots 18 and 19; thence with the line between said lots, northerly 246.6 feet to the southerly margin of Old Hickory Boulevard; thence with the margin of the same, westerly 100 feet to the beginning.

Included in the above described property but EXCLUDED therefrom is a portion of the above described property having been conveyed to the Metropolitan Government of Nashville and Davidson County, of record in Book 4842, page 983, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at the point of intersection of the south margin of Old Hickory Boulevard and the west boundary of the Billy Howell property; thence along the said west boundary South 1 deg. 04 min. West 21.0 feet to a point; thence North 87 deg. 59 min. West 100.0 feet to a point; thence North 1 deg. 04 min. East 21.0 feet to a point in the said south margin; thence along the said south margin eastwardly 100.0 feet to the point of beginning.

**SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:**

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20070430051376 on April 30, 2007.

**PIN NO:** 042-11-0-070.00

**STREET ADDRESS:** 631 West Old Hickory Boulevard, Madison, TN 37115