BILL GARRETT, Davidson County
Trans:T20150017355 DEEDWARR
Recvd: 03/10/15 13:59 2 pgs
Fees:13.00 Taxes:1850.00

20150310-0020492

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/13/17
(AFFIX SEAL)

J. TRENT LEHMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Samuel J. Belk and Fabra H. Belk, husband and wife	Pinnacle Bank	116 08 0 004.00
(NAME) 4311 Estes Road	(NAME) 150 3rd Ave S. #900	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Five Hundred Thousand And No/100 Dollars ($500,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **BBK Properties, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Samuel J. Belk and Fabra H. Belk, 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 the southerly 60 feet of Lot No. 155 on the Map of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, Page 100, Register's Office for said County.

Said part of said lot fronts 60 feet on the westerly side of Woodmont Boulevard and extends back between parallel lines measuring 200 feet on the southerly line and 200 feet on the northerly line to the easterly line of the Woodmont County Club Property.

Being the same property conveyed to BBK Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Mary Gresham Buchanan Barr dated December 22, 2009 and recorded December 28, 2009 as Instrument No. 20091228-0117106, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-150702

This is: unimproved☐
improved ☒ property, known as 179 Woodmont Boulevard, Nashville, TN 37205

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, has 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 5th day of March, 2015.

BBK Properties, LLC

BY: Helen E.B. Krump, Authorized Signa.
Helen E.B. Krump
Authorized Signer

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HELEN E. B. KRUMP, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be Authorized Signer of BBK PROPERTIES, LLC, the within-named bargainor, a Tennessee limited liability company, and that such HELEN E. B. KRUMP, as such Authorized Signer, executed the foregoing instrument for the purposes and considerations therein contained, by personally signing the name of the company as Authorized Signer.

WITNESS my hand and official seal of office, at Brentwood, Tennessee, on this, the 5th day of March, 2015.

NOTARY PUBLIC

My commission expires: _____

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

File Number: GRN-150702