BILL GARRETT, Davidson County
Trans:T20150044229 DEEDWARR
Recvd: 06/05/15 09:04 2 pgs
Fees:13.00 Taxes:555.00
20150605-0052676

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **15-1142**

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/22/2015**, by and between **Susan Bowman,** parties of the first part, and **Jimmy S. Bellar,and Kathy Bellar, Husband and Wife** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

A Condominium Apartment in Davidson County, Tennessee, Being Townhouse No. 51 Phase II, Coronada Town home Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4955 page 110 Register's Office for said County to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to David Bowman and spouse, Susan Bowman by Warranty Deed from Elaine Hicks Sullivan, unmarried dated 02/21/2003 of record in Instrument No. 20030226-0025801, Register's Office for Davidson County, Tennessee.

The said David Bowman having since died DOD December 2012, leaving Susan Bowman as the sole surviving tenants by the entirety. Susan Bowman has not re-married

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **142 08 0A 051.00**
☒ Improved **217 Pebble Brook, Nashville, TN 37221**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Susan Bowman

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Susan Bowman** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 22nd day of May, 2015..

Notary Public

My Commission Expires: 5/8/17

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Owner's Name: **Jimmy S. Bellar**

and Address: **217 Pebble Brook, Nashville, TN 37221**

Mail tax bills to: SAME

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$150,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 22nd day of May, 2015..

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY