

STATE OF TENNESSEE 19703
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00

Dennis A Edelen
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 2015.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows:	Send Tax Bills To:
Sara K. Bellan	Guaranty Trust Company
(Name)	(Name)
2533 Hibbitts Road	316 Robert Rose Drive
(Street Address or Route Number)	(Street Address)
Nashville, TN 37214	Murfreesboro, TN 37129
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 09512002100

FOR AND IN 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, I/WE,
Jo Ann Edelen, a widow
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Sara K. Bellan, an unmarried woman
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:

BEING Lot No. 90 on the Map of Woodberry Park Subdivision as of record in Book 2133, page 117, 118 and 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 90 fronts 85 feet on the southerly margin of Hibbetts Road and extends back between lines, 178 feet on the easterly line and 177.3 feet on the westerly line, to a dead line in the rear measuring 62 feet thereon.

BEING the same property conveyed to Thomas Eugene Edelen and wife, Jo Ann Edelen by Deed dated August 29, 1955, and filed in Book 2447, page 478, Register's Office for said County. The said Thomas Eugene Edelen having died on November 10, 1997, with title now being vested in Jo Ann Edelen as surviving tenant by the entirety.

This is improved property known as 2533 Hibbitts Road, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 his/her/their hand(s) this 30th day of July, 2015.

Seller Jo Ann Edelen by Dennis A Edelen ATTY in fact
Jo Ann Edelen
by: Dennis A. Edelen, Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20150063009 DEEDWARR
Recvd: 07/31/15 10:00 2 pgs
Fees:13.00 Taxes:656.75
20150731-0075596

File No. 19703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dennis A. Edelen**, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of **JoAnn Edelen (aka Jo Ann Edelen)** and acknowledged that he executed the same as the free act and deed of the said JoAnn Edelen, and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said **JoAnn Edelen**.

Witness my hand and official seal this 30th day of July, 2015



Notary Public

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122