WARRANTY DEED

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Debra H Chandler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 7/30/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.; 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Debra H. Chandler	SAME	43-1-177 & 43-1-178
(NAME)	(NAME)	
31 Abingdon Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20152633

For and 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, Dewayne Bellar and wife, Lisa Bellar, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Debra H. Chandler, married 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

TRACT NO. 1:

BEING Lot No. 10 on the Plan of Section One, Pierce Place, as of record in Plat Book 5190, page 733, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

TRACT NO. 1 BEING the same property conveyed to DeWayne Bellar and Lisa Bellar by Special Warranty Deed from The Bank of New York Trust Company, NA, dated September 25, 2008 and filed of record in Instrument 20081003-0100867, Register's Office for Davidson County, Tennessee

TRACT NO. 2:

BEING Lot No. 11 on the Plan of Section One, Pierce Place, as of record in Plat Book 5190, page 733, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

TRACT NO. 2 BEING the same property conveyed to DeWayne Bellar and Lisa Bellar, husband and wife, by Special Warranty Deed from The Bank of New York Trust Company, NA, dated September 28, 2008 and filed of record in Instrument 20081002-0100094, Register's Office for Davidson County, Tennessee

This conveyance is made subject to Driveway Easement appearing of record in Book 6259, page 888, Register's Office for Davidson County, Tennessee

Unimproved ☐

This is improved ☒ property, known as 1321 & 1323 Pierce Road, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

BILL GARRETT, Davidson County
Trans:T20150103636 DEEDWARR
Recvd: 12/08/15 11:26 2 pgs
Fees:13.00 Taxes:721.50
20151208-0123492

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 7th day of December, 2015

Dewayne Bellar

Lisa Bellar

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Dewayne Bellar and Lisa Bellar, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th of December, 2015.

Notary Public
My Commission Expires: 7-24-2019

DEBORAH L. BAXTER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER CO.