WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 165,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 29th DAY OF December, 2015

Notary Public

MY COMMISSION EXPIRES: 8.21.17
(Affix Seal)

MITCHELL A. WATTS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20150110524 DEEDWARR
Recvd: 12/31/15 13:47 2 pgs
Fees:13.00 Taxes:610.50

20151231-0131640

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander G Bellos and Joan E Branca	Alexander G. Bellos	14-109.00
7183 Harper Road	113 Shore Road W	
Joelton, TN 37080	Mt. Sinai, NY 11766	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,WE, ***Dennis Russell Green, Donna Edwina Arrington and Reba Diane Smotherman, as devisees under the Last Will and Testament of Cecil E. Green, deceased under Docket #15P-454 Probate Court of Davidson County, Tennessee***

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Alexander G Bellos and Joan E Branca***, **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 the 14th Civil District of Davidson County, Tennessee, described according to a survey made by William Collier Parrish, Engineers, October 1, 1965, as follows:

Beginning at a point on the westerly margin of Harper Road North 5 deg. 33' east 1853 feet from the northwest corner of Harper Road and Clarksville Pike; thence north 83 deg. West 959 feet; thence north 16 deg. 30' west 145.6 feet; thence south 84 deg. east 1013.7 feet to the westerly margin of Harper Road; thence with the margin of said road, south 5 deg. 33' west to the point of beginning, containing 3.06 acres, more or less.

Being the same property conveyed to Cecil E Green and wife Rachel Estella Green by Warranty Deed from Walter B Williams and wife Margie L Williams dated 1/18/68 and filed for record on 5/28/68 of record in Book 4336, page 679, said Register's Office for said County. The said Rachel Estell Green predeceased Cecil E Green, thereby leaving Cecil E Green as the surviving tenant by entirety. The said Cecil E. Green died February 16, 2015 and by his Last Will and Testament filed in Probate Court for Davidson County, Tennessee, under Docket No. 15P-474 the said property was devised to Dennis Russell Green, Donna Edwina Arrington and Reba Diane Smotherman.

This conveyance is subject to: Current years taxes which have been prorated and paid in full by the Grantor(s); All restrictions of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This is: Unimproved ( )
Improved (x) Property, known as **7183 Harper Road, Joelton, TN 37080**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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, 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 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 on the day and date acknowledged below.

Dennis Russell Green

Donna Ewina Arrington

Reba Diane Smotherman

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis Russell Green, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of December, 2015.

Commission Expires: 2/6/17

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna Edwina Arrington, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of December, 2015.

Commission Expires: 2/6/17

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Reba Diane Smotherman, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of December, 2015.

Commission Expires: 2/6/17

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY