BILL GARRETT, Davidson County
Trans: T20160078928 DEEDWARR
Recvd: 09/08/16 14:52 2 pgs
Fees: 13.00 Taxes: 821.59
20160908-0094748

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANYA L. ARBO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-06-2019

File No.: AGL-16-1227-SALE

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry R. Bellar and Jacqueline A. Bellar	NEW OWNER	07203021500
(NAME)	(NAME)	
4411 Harding Place		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **HISTORIC GREENFIELD HOMES, GP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JERRY R. BELLAR AND JACQUELINE A. BELLAR, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Westerly 50 feet of Lot No. 111 on the plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County.

Said part of Lot No. 111 fronts 50 feet on the Northerly side of Greenfield Avenue and runs back between parallel lines 205 feet to a dead line.

Being a portion of the same property conveyed by Warranty Deed from Pamela J. Burke and Keith Burke to Historic Greenfield Homes, GP, as recorded on the 14th day of July, 2016 in Instrument No. 20160714-0072309; being a portion of Warranty Deed from Pam Burke, Trustee of the Jean H. Nichols Revocable Trust dated July 06, 2000 to Pamela J. Burke and Keith Burke, husband and wife, as recorded on the 1st day of October, 2014 in Instrument No. 20141001-0090443 and being a portion of Quitclaim Deed from Jean H. Nichols, unmarried to Jean H. Nichols Revocable Trust dated July 6, 2000, as recorded on the 4th day of December, 2000 in Instrument No. 20001204-0118869, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

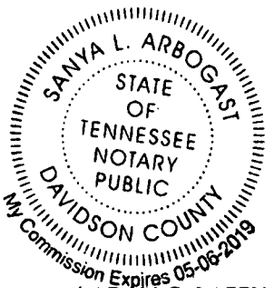
unimproved ☐
This is improved ☒ property, known as 1227 GREENFIELD AVENUE, Nashville, TN 37216
(House Number) (Street) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this 31st day of August, 2016.

Historic Greenfield Homes, GP

ADAM G. LAFEVOR, PARTNER

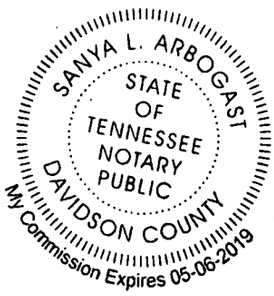


STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of August, 2016, before me personally appeared ADAM G. LAFEVOR, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of Historic Greenfield Homes, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of August, 2016.

Notary Public
My Commission Expires:



RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171