Box14

BILL GARRETT, Davidson County
Trans:T20160079536 DEEDWARR
Recvd: 09/12/16 10:07 2 pgs
Fees:13.00 Taxes:669.70
20160912-0095426

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165216

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $181,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of September, 2016.

Notary Public
My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anthony L. Phillips 217 Pebble Brook Nashville, TN 37221	SWBC Mortgage 931 San Pedro #100 San Antonio, TX 78216	142-8-A-51.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jimmy S. Bellar and Kathy Bellar, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Anthony L. Phillips, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Townhouse No. 51, Phase II, Coronada Town Home Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Plan of record in Book 4955, page 110, Register's Office for Davidson County, Tennessee, 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 Jimmy S. Bellar and Kathy Bellar, husband and wife by Warranty Deed from Susan Bowman, dated May 22, 2015, recorded June 5, 2015, of record in Instrument No. 20150605-0052676, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to David Bowman and spouse, Susan Bowman by Warranty Deed from Elaine Hicks Sullivan, unmarried, dated February 21, 2003, recorded February 26, 2003, of record in Instrument No. 20030226-0025801, said Register's Office. The said David Bowman having since died December 2012, property passing by operation of law to Susan Bowman as sole surviving heir in the entirety.

This is ☒ Improved OR ☐ Unimproved property located at: 217 Pebble Brook, Nashville, TN 37221.

This conveyance is made subject to 1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, his 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 9th day of September, 2016.

Jimmy S. Bellar

Kathy Bellar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jimmy S. Bellar and Kathy Bellar, husband and wife**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of September, 2016.

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission expires: 3/3/2020