Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

BELINSKI-H16456

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd DAY OF December, 2016.

Notary Public

(Affix Seal)

My Commission Expires: 02/26/17

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jonathan M. Belinski and Alyssa A. Belinksi, husband and wife	Douglas Gabrielli	075.11-0-149.00
925 Rachels Place	213 Scenic Ridge Ct.	
Hermitage, TN 37076	Old Hickory, TN 37138	

BILL GARRETT, Davidson County
Trans:T20160107542 DEEDWARR
Recvd: 12/07/16 10:44 2 pgs
Fees:13.00 Taxes:473.60
20161207-0128411

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 consideration, the receipt of which is hereby acknowledged, I/we, JAMES DEPREIST, II, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JONATHAN M. BELINSKI AND ALYSSA A. BELINKSI,, 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:

BEING Lot No. 71-A on the plan if the Zone Lot Division of Lots 49, 50, 51, 52, 53, 54, 55, 56, 57, 59, 60, 61, 62, 64, 67, 68, 69, 71, 72, 73, 75, 76, 77 and 79, Rachel Square, Section Two, as shown by plat of record in plat Book 6250, page 541, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James Depreist II, unmarried by Deed from Novella J. Coppedge, unmarried of record in Inst # 200402020012722, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 925 Rachels Place, Hermitage, Tennessee 37076

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, the GRANTORS, 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 that 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 my/our hand(s) this 1st day of December, 2016 :

James Depreist, II

STATE OF Pennsylvania

COUNTY OF Greene

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES DEPREIST, II, UNMARRIED, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that HE executed the within instrument for the purposes therein contained. Witness my hand and official seal at Waynesburg, Pennsylvania, this 1st day of December, 2016.

Notary Public

My Commission Expires: 09/19/2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Marie E. Coffman, Notary Public
Waynesburg-Boro, Greene County
My Commission Expires Sept. 19, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES