WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Family Trust Services, LLC	New Owner	72-15-194
(NAME)	(NAME)	
1612 Riverside Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Vickie Bellamy,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Family Trust Services, LLC,** 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 Davidson County, Tennessee, being Lot No. 7 on the Map of Porter Road Subdivision, of record in Book 843, Page 38, Register's Office for Davidson County. Said Lot No. 7 fronts 50 feet on the Westerly side of Riverside Boulevard and runs back between lines 158 feet 2 inches on the Northerly line and 161 feet 3 inches on the Southerly line to a 161 feet 3 inches on the Southerly line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Leroy Bellamy and Vickie Bellamy by deed of record in Book 9909 , Page 452 , Register's Office for County, Tennessee. The said Leroy Bellamy died intestate in October 2015 leaving as his sole heir his daughter Vickie Bellamy, reference heirship affidavit recorded simultaneously herewith in instrument NO 20170504-0044455.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☐ property, known as 1612 Riverside Drive, Nashville, TN 37216
(House Number) (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 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.

BILL GARRETT, Davidson County
Trans: T20170038323 DEEDWARR
Recvd: 05/05/17 10:31 2 pgs
Fees: 13.00 Taxes: 345.95
20170505-0044720

Witness my/our hands this 14th day of April, 2017.

Vickie Bellamy

State of ~~Tennessee~~ PENNSYLVANIA
County of _____ LAWRENCE

Personally appeared before me Vickie Bellamy, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of April, 2017.

Notary Public
My Commission Expires: August 6, 2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Pasquale Amabile III, Notary Public
City of New Castle, Lawrence County
My Commission Expires Aug. 6, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

File No.: 10919