BILL GARRETT, Davidson County
Trans:T20170055942 DEEDWARR
Recvd: 06/30/17 08:36 5 pgs
Fees:28.00 Taxes:574.24
20170630-0065782

File # 15493
Box 26b

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS |
|---|---|---|
| Carolyn Lawrence<br>4509 Price Circle<br>Nashville, TN 37205 | New Owner | 07204012900 |
| This instrument prepared by: Robert J. Notestine III, Attorney at Law,<br>109 Kenner Avenue, Suite 201, Nashville, TN 37205. | | |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, H. Ray Beliles and H. Maria Beliles, husband and wife, Tina Caldwell, Dawn Meek, Sara Jo Beliles and Betsy Fletcher (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Carolyn Lawrence (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 9 on the Plan of Rosewood Estates, Section I, as of record in Book 4955, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description; being improved property known as 2401 Glenrose Avenue, in accordance with the present system of numbering in Davidson County, Tennessee.

Being the same property conveyed to H. Cliff Hobbs by deed from Harold W. Hitt and wife, Lillie S. Hitt of record in Book 5942, page 493. H. Cliff Hobbs having conveyed a ½ undivided interest to Homer J. Beliles of record in Book 6058, page 490, said Register's Office for Davidson County, Tennessee. H. Cliff Hobbs conveyed a ½ undivided interest ot Harold Reeves, Trustee and Harold Reeves, Trustee, having conveyed property to H. Cliff Hobbs and iwfe, Jacqueline B. Hobbs of recod in book 6245, page 103, said Gerister's Office for Davidson County, Tennessee. H. Cliff Hobbs and Jacqueline B. Hobbs having conveyed their ½ undivided interest to Homer J. Beliles of recod in Book 9187, page 861, said Register's Office for Davidson County, Tennessee. Homer Beliles a/k/a Homer J. Beliles, a/k/a Homer Joel Beliles, having died and under Article III of the Last Will and Testament of Homer Beliles, deceased, property was devised to Ray Beliles, Sara Jo Beliles, Betsy Fletcher, Dawn Meek and Tina Caldwell in Order Admitting Will to Probate to Establish a Muniment of Title in Probate Court for Davidson County, Tennessee, Docket No. 17P1033. Ray Beliles a/k/a H. Ray Beliles having conveyed his interest to H. Ray Beliles and wife, H. Maria Beliles of record in Instrument Number 20160420-0038199, said Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2017 Davidson County taxes are not yet due and payable.
2. Subject to all matters as shown on plat of record in Book 4955, page 29, said Register's Office for Davidson County, Tennessee.
3. Covenants of record in Book 5110, page 595, Book 5176, page 649 and Book 5264, page 398, said Register's Office for Davidson County, Tennessee.
4. Easement of record in Instrument Number 20120228-0017172, said Register's Office for Davidson County, Tennessee.

This is improved real property located on 2401 Glen Rose Avenue, Nashville, Tennessee 37210.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $155,200.00.

Affiant

Subscribed and sworn to before me this 28th day of June, 2017.

Notary Public

MARY LYNNE COOK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES JUNE 12, 2018

Commission Expires:

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 28 day of June, 2017.

**H. Ray Beliles**

**H. Maria Beliles**

Tina Caldwell, by H. Ray Beliles atty in fact

**Tina Caldwell by: H. Ray Beliles, Atty in Fact**

Dawn Meek by H. Ray Beliles atty in fact

**Dawn Meek by: H. Ray Beliles, Atty in Fact**

Sara Jo Beliles by H. Ray Beliles atty in fact

**Sara Jo Beliles by: H. Ray Beliles, Atty in Fact**

Betsy Fletcher By Beliles atty in fact

**Betsy Fletcher by: H. Ray Beliles, Atty in Fact**

STATE OF TENNESSEE}
COUNTY OF SHELBY }

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared H. Ray Beliles with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Nashville~~ Memphis, Tennessee this 28th day of June, 2017.

Notary Public

My Commission Expires:_____

MARY LYNNE COOK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES JUNE 12, 2018

STATE OF TENNESSEE}
COUNTY OF SHELBY }

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared H. Marie Beliles with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Nashville~~ Memphis, Tennessee, this 28th day of June, 2017.

Notary Public

My Commission Expires:_____

MARY LYNNE COOK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES JUNE 12, 2018

STATE OF TENNESSEE
COUNTY OF Shelby

On this 28th day of June, 2017, before me personally appeared H. Ray Beliles, to me known to be the person who executed the foregoing instrument on behalf of Tina Caldwell and who acknowledged that he executed the same as the free act and deed of the said Tina Caldwell.

WITNESS my hand and official seal at ~~Nashville~~ Memphis, Tennessee, this 28th day of June, 2017.

Mary Lynne Cook
Notary Public

My Commission Expires:_____

MARY LYNNE COOK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES JUNE 12, 2018

STATE OF TENNESSEE
COUNTY OF Shelby

On this 28th day of June, 2017, before me personally appeared H. Ray Beliles, to me known to be the person who executed the foregoing instrument on behalf of Dawn Meek and who acknowledged that he executed the same as the free act and deed of the said Dawn Meek.

WITNESS my hand and official seal at ~~Nashville~~ Memphis, Tennessee, this 28th day of June, 2017.

Mary Lynne Cook
Notary Public

My Commission Expires:_____

MARY LYNNE COOK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES JUNE 12, 2018

STATE OF TENNESSEE
COUNTY OF Shelby

On this 28th day of June, 2017, before me personally appeared H. Ray Beliles, to me known to be the person who executed the foregoing instrument on behalf of Sara Jo Beliles and who acknowledged that he executed the same as the free act and deed of the said Sara Jo Beliles.

WITNESS my hand and official seal at ~~Nashville~~ Memphis, Tennessee, this 28th day of June, 2017.

Mary Lynne Cook
Notary Public

My Commission Expires:_____

MARY LYNNE COOK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES JUNE 12, 2018

STATE OF TENNESSEE
COUNTY OF Shelby

On this 28th day of June, 2017, before me personally appeared H. Ray Beliles, to me known to be the person who executed the foregoing instrument on behalf of Betsy Fletcher and who acknowledged that he executed the same as the free act and deed of the said Betsy Fletcher.

WITNESS my hand and official seal at Nashville, ~~Tennessee~~ Memphis, this 28th day of June, 2017.

Mary Lynne Cook
Notary Public

MARY LYNNE COOK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES JUNE 12, 2018

My Commission Expires: _____