THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170511914** BILL GARRETT, Davidson County Trans:T20170058015 DEEDWARR Recvd: 07/07/17 10:14 2 pgs Fees:13.00 Taxes:2059.05 20170707-0068350	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $576,500.00. Affiant Subscribed and sworn to before me this 30th day of June, 2017. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Praveen Patel and Paresh Patel, and Dharmesh Patel and Pareshkumar Patel 826 South Cumberland Street Lebanon, TN 37087	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-08-0-088.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jacqueline A. Bellar, Trustee of the Jerry Robin Bellar and Jacqueline Armistead Bellar Charitable Remainder Trust, created December 28, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Praveen Patel, Paresh Patel, Dharmesh Patel and Pareshkumar Patel**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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. 2, Block "A", on the Plan of Map of Woodmont Lane Homesites, as shown on plat of record in Plat Book 1130, Page 13. In the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed by Quitclaim Deed from Jerry R. Bellar and Jacqueline A. Bellar to Jacqueline A. Beller, Trustee of the Jerry Robin Bellar and Jacqueline Armistead Bellar Charitable Remainder Trust, created December 28, 2015, as recorded on the 30th day of December, 2015 in Instrument No. 20151230-0130989; Quitclaim Deed from Michael D. Sontag to Jerry R. Bellar and wife, Jacqueline A. Bellar, as equal tenants in common, as recorded on the 12th day of March, 2001 in Instrument No. 20010312-0023482 and General Warranty Deed from Deola W. Miller to Jerry R. Bellar and wife, Jacqueline Armistead Simmons Bellar, as recorded on the 21st day of August, 1996 in Deed Book 10163, Page 464, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODMONT LANE HOMESITES, as recorded in Plat Book 1130, Page(s) 13.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1153, Page 230.

Terms, Provisions and Agreement regarding the rights to tap water mains set out recorded in Book 1071, Page 420.

This is improved property located at 4003 WOODMONT BLVD Nashville TN 37205-4743.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2017.

Jacqueline A. Bellar, Trustee

Jacqueline A. Bellar, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacqueline A. Bellar, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is trustee of the Jerry Robin Bellar and Jacqueline Armistead Bellar Charitable Remainder Trust, created December 28, 2015, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 30th day of June 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018