THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180114539

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $450,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of February, 2018.

A. VOGLEMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY CO.

Notary Public

My Commission Expires: Feb 21, 21

Bill Garrett Davidson County
Batch# 57889 DEEDWARR
02/12/2018 12:30:02 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20180212-0013831

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
George R. McCown 1227 GREENFIELD AVE Nashville TN 37216-2710	New Owner	Tax Parcel ID No. 07203021500

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, **Jerry R. Bellar and Jacqueline A. Bellar, husband and wife, as to a 99% undivided interest and William E. Douglas and Diann D. Douglas, a married couple, as to a 1% undivided interest** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **George R. McCown, single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly 50 feet of Lot No. 111 on the plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County.

Said part of Lot No. 111 fronts 50 feet on the Northerly side of Greenfield Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed by Warranty Deed from Historic Greenfield Homes, GP to Jerry R. Bellar and Jacqueline A. Bellar, husband and wife, as recorded on the 8th day of September, 2016 in Instrument No. 20160908-0094748 and Quitclaim Deed from Jerry R. Bellar and Jacqueline A. Bellar, a married couple to William E. Douglas and Diann D. Douglas, a married couple, as recorded on the 9th day of January, 2017 in Instrument No. 20170109-0002096, 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 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of INGLEWOOD PLACE, as recorded in Plat Book 332, Page(s) 101.

This is improved property located at 1227 GREENFIELD AVE Nashville, TN 37216-2710.

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 9th day of February, 2018.

Jerry R. Bellar

Jacqueline A. Bellar

William E. Douglas

Diann D. Douglas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jerry R. Bellar and Jacqueline A. Bellar, and William E. Douglas and Diann D. Douglas, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of February, 2018.

Notary Public

My Commission Expires: _____

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