WARRANTY DEED

Bill Garrett Davidson County
Batch# 92503 **DEEDWARR**
05/15/2018 10:25:50 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20180515-0046221

Y-VRES-18-2756

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelly Bellar and Lana Bellar	**New Owner**	
(NAME)	(NAME)	
2756 Windemere Drive and 0 Renee Dr.		**084-07-0-017.00 AND 084-07-0-018.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-1733		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **ROY L. DOBBS, III AND DAVID LEE DOBBS AND RICHARD WILLIAM DOBBS AND DOROTHY J. DOBBS AND RUTH ANN DOBBS SMITH AND ELIZABETH K. DOBBS HARRIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELLY BELLAR AND LANA M. BELLAR, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1 (2756 Windemere Drive):
Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section Two, Sunny Acres of record in Plat Book 2663, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 19 begins at a concrete monument in the Northerly margin of Windemere Drive at Northwesterly intersection of said Drive and Renee Drive; thence with said margin of Windemere Drive Westwardly 180 feet to a concrete monument; thence North 4 degrees 41' East 200 feet to a point; thence in a Easterly direction 205 feet to a point in the Westerly margin of Renee Drive; thence with said margin of said Drive, Southwardly 175 feet to a concrete monument. the beginning of a curve having a radius of 25 feet; thence around said curve Southwesterly 39.27 feet to the point of the beginning.

Tract 1:
Being the same property conveyed to Roy L. Dobbs, Jr. & wife, Miriam B. Dobbs by Warranty deed from A. B. Ivey and wife, Doris C. Ivey of record in Book 3035, page 311, Register's Office for Davidson County, Tennessee, dated March 29, 1960 and recorded on April 08, 1960. (Value or consideration shown in aforementioned deed $22,500.00.) The said Roy L. Dobbs, Jr. having since died on November 17, 1985. The said Miriam B. Dobbs having since died on January 31, 2017, leaving a Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 17P-1627.

Tract 2 (Renee Drive):
Land in Davidson County, Tennessee, being a Tract shown as "Reserved Not a Building Site" on the Plan of Sunny Acres, Section Two of record in Book 2663, page 39, Register's Office for said County.

Said Tract shown as "Reserved Not a Building Site" begins at a point in the westerly margin of Renee Drive at the northeast corner of Lot No. 19, thence with the northerly line of said Lot No. 19 westwardly 205 feet to a point, the northwesterly corner of said Lot No. 19; thence North 4 degrees 41' East 99.65 feet; to a concrete monument; thence easterly 205 feet to a concrete monument in the westerly margin of Renee Drive; thence with said margin of said Drive; southerly 99.65 feet to the point of beginning.

Tract 2:
Being the same property conveyed to Roy L. Dobbs, III by Warranty deed from Gay Levine Eisen, as Executrix of the Estate of Morris Levine of record in Instrument No. 20180102-0000507 Register's Office for Davidson County, Tennessee, dated December 29, 2017 and recorded on January 2, 2018.

SEE ALSO, Quitclaim Deed filed of record simultaneously herewith in Instrument No. 20180515-0046215 **, Davidson County, Tennessee.**

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 39, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2736, Page 124, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2756 Windemere Drive and 0 Renee Dr., Nashville, Tennessee 37214-1733**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 11th DAY OF MAY, 2018.

Roy L. Dobbs, III by Laura Mitchell, Attorney-In-Fact

David Lee Dobbs by Laura Mitchell, Attorney-In-Fact

Richard William Dobbs by Laura Mitchell, Attorney-In-Fact

Dorothy J. Dobbs by Laura Mitchell, Attorney-In-Fact

Ruth Ann Dobbs Smith by Laura Mitchell, Attorney-In-Fact

Elizabeth K. Dobbs Harris by Laura Mitchell, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROY L. DOBBS, III, DAVID LEE DOBBS, RICHARD WILLIAM DOBBS, DOROTHY J. DOBBS, RUTH ANN DOBBS SMITH, AND ELIZABETH K. DOBBS HARRIS, and who acknowledged he/she/they executed the same as the free act and deed of the said ROY L. DOBBS, III, DAVID LEE DOBBS, RICHARD WILLIAM DOBBS, DOROTHY J. DOBBS, RUTH ANN DOBBS SMITH, AND ELIZABETH K. DOBBS HARRIS.

Witness my hand and official seal, this the 11th of May, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212