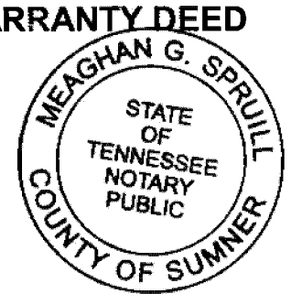
WARRANTY DEED



R-VRES-19-219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 08/30/2021
(AFFIX SEAL)

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

Karen Johnson Davidson County
Batch# 250349 DEEDWARR
06/28/2019 11:23:30 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20190628-0063050

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Grace Franklin	**NEW OWNER: GRACE FRANKLIN**	
(NAME)	(NAME)	**142-08-0A-050.00-CO**
219 Pebble Brook	**219 Pebble Brook**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Nashville, TN 37221**	
(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, **JIM S. BELLAR AND KATHY L. BELLAR, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GRACE FRANKLIN, A SINGLE WOMAN,** 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:

Land in Davidson County, Tennessee, being Townhouse No. 50, Coronada Town Home Condominiums, Phase II, as shown on plat of record in plat book 4955, page 110, as Established under Master Deed of Record in Book 4901, Page 679, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Jim S. Bellar and Kathy L. Bellar, husband and wife by Warranty deed from Shelby C. George and husband, Timothy J. George of record in Instrument No. 20110301-016481 Register's Office for Davidson County, Tennessee, dated February 25, 2011 and recorded on March 01, 2011.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 4955, Page 110, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4901, Page 679, amended in Book 5202, Page 329, Book 5306, Page 241, Book 5869, Page 269, Register's Office for Davidson County, Tennessee.
- By Laws of Coronada of record in Book 4901, Page 702, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease of record in Instrument Number 20100419-0029232, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 4902, Page 938 and Book 6132, Page 118, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7173, Page 324, in the Register's Office for Davidson County, Tennessee.
- Easement Lease of record in Book 9045, Page 954, in the Register's Office for Davidson County, Tennessee.
- Resolution to Waive Right of First Refusal on sale of units, of record in Instrument Number 20100304-0016850, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20110301-0016481 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: **219 Pebble Brook, Nashville, Tennessee 37221**.

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 27th DAY OF JUNE, 2019.

Jim S. Bellar

Kathy L. Bellar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JIM S. BELLAR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of June, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHY L. BELLAR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of June, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

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

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

Notary Seal (if on paper)