WARRANTY DEED

Karen Johnson Davidson County
Batch# 267119 DEEDWARR
08/05/2019 03:25:44 PM 2 pgs
Fees: $13.00 Taxes: $1,647.06

20190805-0077652

R-C-19-2756

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,150.00.

Jessica Earnest
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES

MARY BARGER RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires
(AFFIX SEAL)

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)
David Earnest and Jessica Earnest	David Earnest	
(NAME)	(NAME)	
2756 Windemere Drive	2756 Windemere Drive	**084-07-0-017.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, **KELLY BELLAR AND LANA M. BELLAR, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID EARNEST AND JESSICA EARNEST, 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:

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.

Being a portion of the same property conveyed to Kelly Bellar and Lana M. Bellar, husband and wife by Warranty deed from Roy I. Dobbs, III and David Lee Dobbs and Richard William Dobbs and Dorothy J. Dobbs and Ruth Ann Dobbs Smith and Elizabeth K. Dobbs Harris of record in Instrument No. 20180515-0046221 Register's Office for Davidson County, Tennessee, dated May 11, 2018 and recorded on May 15, 2018.

Being a portion of the same property conveyed to Kelly Bellar and Lana M. Bellar, husband and wife by Quitclaim deed from Kelly Bellar and Lana M. Bellar, husband and wife of record in Instrument No. 20180515-0046222 Register's Office for Davidson County, Tennessee, dated May 11, 2018 and recorded on May 15, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- 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, Nashville, Tennessee 37214**.

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 31st DAY OF JULY, 2019.

Kelly Bellar

Kelly Bellar

Lana M. Bellar

Lana M. Bellar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLY 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 31st of July, 2019.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LANA M. 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 31st of July, 2019.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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