Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 357741 **DEEDWARR**
02/13/2020 09:59:37 AM 2 pgs
Fees: $13.00 Taxes: $822.14
20200213-0016593

State of Tennessee }
County of Davidson }

The actual consideration or ~~value~~, whichever is greater for this transfer is: $222,200

Affiant Signature

Subscribed and sworn to before me on this the 10th Day of Feb., 2020.

Notary Public

My Commission expires _____/_____/_____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

NAME AND ADDRESS OF PROPERTY OWNER:
Natalie Evette Green
324 Elm Street
Madison, TN 37115

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 04313037600

WARRANTY DEED

19NT01320

Effective the 10th Day of Feb, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Bellator Group LLC, a Tennessee Limited Liability Company

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Natalie Evette Green, Unmarried Woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 35, of Block "I" Forest Park Subdivison of Record in Book 843, Page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate reference.

Being the same property conveyed to Bellator Group LLC, by Quit Claim Deed from Jerry Dukes, dated 02/03/2006 and recorded 02/03/2006 as Document No. 20060203-0013708, Register's Office for Davidson County, TN.

This is an improved property commonly known as 324 Elm St, Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 10th day of Feb, 2020

Clifton J. Dukes

Bellator Group, LLC by Clifton J. Dukes, President & Manager

State of Florida }
County of Broward }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Clifton J. Dukes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of Bellator Group, LLC, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand, at office, this 10th day of Feb, 2020.

Maria Resto

Notary Public

My commission expires: 02-25-2020

MARIA RESTO
Notary Public - State of Florida
Commission # FF 964534
My Comm. Expires Feb 25, 2020