Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 381719 **DEEDWARR**
04/03/2020 11:26:48 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20200403-0035945

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of March, 2020.

Notary Public

My commission expires:

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thomas Dalton Motter	**New Owner**	**103-07-0-064.00**
5421 Knob Road		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Bryan Thomas Bellar and Kelena Bellar, aka Kelly Bellar, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas Dalton Motter, single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 16 on the Plan of Section One, Richland Meadows of record in Plat Book 2083, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eddie T. Bellar and wife, Bonnie B. Bellar, by Warranty Deed, from James W. Creasey and wife, Rebecca D. Creasey, dated August 13, 1974, of record in Book 4843, Page 318, Register's Office for Davidson County, Tennessee. Eddie T. Bellar died on April 3, 2015, and was survived by his wife, Bonnie B. Bellar. Bonnie B. Bellar did not remarry and she died on August 14, 2019. On October 10, 2019, the Last Will and Testament of Bonnie B. Bellar was admitted to Probate in the Seventh Circuit Court of Davidson County, Tennessee, Case No. 19P-1786. Pursuant to said Will, the residue and remainder of the Estate of Bonnie B. Bellar was devised to her children, Bryan Thomas Bellar and Tonya Jane Dunn. Said property being further conveyed, by Quitclaim Deed, to Bryan Thomas Bellar and wife, Kelly Bellar, dated December 10, 2019, of record in Instrument No. 20191220-0131473, Register's Office for Davidson County, Tennessee. Kelena Bellar is one and the same person as Kelly Bellar.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 2152, Page 121, amended in Book 2195, Page 256, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5421 Knob Road, Nashville, TN 37209.

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 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 GRANTEES, 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 30th day of March, 2020.

Bryan Thomas Bellar

Kelena Bellar aka Kelly Bellar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of March, 2020, before me personally appeared Bryan Thomas Bellar and Kelena Bellar, aka Kelly Bellar, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 30th day of March, 2020.

Notary Signature
My commission expires: 11-23-2020

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 20-139
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027