Karen Johnson Davidson County
Batch# 424829 DEEDWARR
06/24/2020 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20200624-0067966

#35482

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,150,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2020.

Notary Public
COMMISSION EXPIRES: October 2, 2023

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

STACY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel J. Belk Fabra H. Belk	NEW OWNER	130 05 0A 006.00
(NAME)	(NAME)	
106 Bellebrook Circle	106 Bellebrook Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Linda Page, Trustee of The Linda Page Family Trust u/a/d September 18, 1990** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel J. Belk and Fabra H. Belk, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davison County, Tennessee, being Lot No.6 on the Plan of Bellebrook of record in Book 5200, page 442, amended in Book 5982, page 32, Book 6087, page 957 and Doc. No. 20041230-0154555, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda Page, Trustee of the Linda Page Family Trust dated September 18, 1990 by Deed dated December 30, 2013 from Joseph W. Plowman and wife, Page L. Plowman, recorded January 3, 2014, in Instrument Number 201401030000873, in the Official Records of Davidson County, Tennessee.

See Certification of Trust attached hereto as Exhibit "A"

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 106 Bellebrook Circle (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37205 (Postal Zip)

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. successors and assigns forever; and we do covenant with 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, successors 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 our hands this 22nd day of June, 2020.

Linda Page, Trustee of The Linda Page Family Trust u/a/d September 18, 1990

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Linda Page, Trustee of The Linda Page Family Trust u/a/d September 18, 1990, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in her capacity as Trustee for the purposes therein contained.

WITNESS my hand and seal this 22n day of June, 2020.

Shannon Philbin

Commission Expires: 3-7-2023

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

