0432187

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

98 MAY -1 AM 10:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 39673
Dav. Co. File: Box 8

BOOK 10910 PG 226

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Shawn Thomas Wilson Kerry Christina Katzenbach 4629 Sandy Creek Road Nashville, TN 37221	PNC Mortgage Corp. of America 75 North Fairway Drive Vernon Hills, IL 60061

TAX MAP-PARCEL NUMBERS: 155-15-A-047

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 181000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven Thomas Bell and spouse, Merrilaine Bell,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Shawn Thomas Wilson and Kerry Christina Katzenbach as joint tennants with rights of survivorship** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

LAND in Davidson County, Tennessee, being Lot No. 47 on the Plan of Stonemeade, Section III, of record in Plat Book 7900, page 478, said Register's Office.

SAID Lot No. 47 fronts 44.97 feet on the easterly margin of Sandy Creek Road and extends back 112.56 feet on the northwesterly line and 109.96 feet on the southerly line to a dead line in the rear, measuring 132.20 feet thereon.

BEING the same property conveyed to Steven Thomas Bell and wife, Merrilaine Bell, by deed from Centex Real Estate Corporation, of record in Book 8891, page 398, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 478, said Register's Office, which Plan shows a 20 foot minimum building setback line from Sandy Creek Road and the rear line of said lot and 15 foot easement for public utility and drainage purposes along the westerly front line(s); A 10 foot ingress/egress public utility and drainage easement, with an 8 inch water line lying therein along the northwesterly side line and a storm sewer line along the southerly side line of said lot lying within a 3 foot easement for public utility and drainage purposes; The Declaration of Covenants, Conditions and Restrictions of record in Book 7701, page 290, Book 8349, page 43, Book 8517, page 992 and Book 8810, page 840, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Mortgage Loan Inspection by John Kohl & Co., P.C., dated April 2, 1998, which discloses deck violates the minimum building setback line and the concrete drive encroaches onto the 10 foot ingress/egress easement and the public utility and drainage easement.

This is improved property, known as: 4629 Sandy Creek Road, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BOOK 10910 PG 227

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of April, 1998.

Steven Thomas Bell

Merrilaine Bell

NO. 206

SUBSCRIBING-WITNESS ACKNOWLEDGMENT ("WITNESS JURAT")

State of Colorado } SS.
County of Arapahoe }

On this the 27 day of April 19 98, before me, the undersigned Notary Public, personally appeared STEVEN T BELL (name of subscribing witness),

☒ personally known to me

☐ proved to me on the oath/affirmation of _____ (name of credible witness who identifies subscribing witness), a credible witness whom I know personally,

to be the person whose name is subscribed to the within instrument as a witness thereto, who, being by me duly sworn, deposes and says that he (he/she) was present and saw MERRILAINE T. BELL (name of principal signer not appearing before Notary), the same person described in and whose name is subscribed to the within and annexed instrument as a party thereto, execute the same, and that said affiant subscribed his (his/her) name to the within instrument as a witness at the request of MERRILAINE T. BELL (name of principal signer again)

Bonnie J Heston (Notary's signature)

NOTARY PUBLIC

My Commission Expires 9-5-99
15001 E. Alameda Dr. Aurora, CO 80012
Arapahoe County

ATTENTION NOTARY: Although the information requested below is **OPTIONAL**, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Title or Type of Document _____

Number of Pages _____ Date of Document _____

Signer(s) Other Than Named Above _____

© NATIONAL NOTARY ASSOCIATION • 8236 Remmet Ave. • P.O. Box 7184 • Canoga Park, CA 91304-7184

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 181000.00

Affiant

Sworn and subscribed before me on the 30th day of April, 1998.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

Notary Public

1236 05/01 01:01 03CHECK 682

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10910 PG 228

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 181000.00
CON TX 669.70
PRFEE 1.00
WDEED 12.00
TOTAL 682.70
CHECK 682.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/01/98 01 10:57 0001 1236

0432187
IDENTIF. # REFERENCE
98 MAY -1 AM 10:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287317