#10117 Box 13

# WARRANTY DEED

LaTrece McAdoo NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires May 28, 2006

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Mindy Kelchner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2005.

LaTrece McAdoo
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Travis Thompson | New Owner | 162-10-88 |
| (NAME) | (NAME) | |
| 1028 Georgetown Pl | | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | | |
| (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, WE, Ralph David Bell and wife, Diana C. Bell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Travis Thompson, married, 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. 88 on the Plan of Brookview Estates, Section 2, as of record in Book 4879, Page 642, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ralph David Bell, by deed of record in Book 10514, Page 537, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Ralph David Bell and, Diana C. Bell by Blaine Goines as their Attorney In Fact pursuant to recorded Power of Attorney of record in Book X, Page _____, in the Register's Office for Davidson County, Tennessee.

X20050727-0087651

unimproved ☐

This is improved ☒ property, known as 597 Roxanne Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (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 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 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.

Davidson County DEEDWARR
Recvd: 07/27/05 13:52 2 pgs
Fees:13.00 Taxes:462.50

20050727-0087652

Witness our hands this 15th day of July, 2005.

Ralph David Bell - by Blaine Goines
Ralph David Bell his Atty in-fact

Diana C. Bell - by Blaine Goines
Diana C. Bell her Atty in-fact

STATE OF TN

COUNTY OF DAVIDSON

On this the 15th day of July, 2005, before me personally appeared Blaine Goines, the person who executed the foregoing instrument on behalf of Ralph David Bell and , Diana C. Bell and who acknowledged that he executed the same as the free act and deed of the said Ralph David Bell and, Diana C. Bell, through Power of Attorney granted him by the said Ralph David Bell and, Diana C. Bell

Witness my hand and official seal at Nashville, Tennessee this 15th day of July, 2005.

Commission expires: May 28, 2006

Notary Public

VICTOR HAZELWOOD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 200