WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MY COMMISSION EXPIRES: May 23, 2009

Davidson County DEEDWARR
Recvd: 11/02/05 09:02 2 pgs
Fees:13.00 Taxes:414.40
[redacted]
20051102-0132286

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara ~~X~~ Ann Houston	First Choice Funding DBA Norstar	70-1/39
(NAME)	(NAME)	
3317 West Hamilton Ave.	110 Glancy Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Goodlettsville, TN 37072	
(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, Dwayne L. Bell and Beverly W. Bell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara Ann Houston, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 3317 West Hamilton Ave., Nashville, TN 37218
(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.

Witness our hands this 26th day of October, 2005.

Dwayne L. Bell

Beverly W. Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Witness my hand and official seal at Nashville, Tennessee this 26th day of October, 2005.

Commission expires:

MY COMMISSION EXPIRES: May 23, 2009

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

This Warranty Deed is being re-recorded to correct the new owner's name.

Davidson County DEEDWARR
Recvd: 11/09/05 08:31 2 pgs
Fees:12.00 Taxes:0.00
20051109-0135621

RE-RECORD

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 302 on the Plan of Treppard Heights Subdivision, Section 5, of record in Book 2263, page 100, Register's Office for Davidson County, Tennessee.

Said Lot No. 302 fronts 80 feet on the southerly side of West Hamilton Avenue. And runs back between lines 739.9 feet on the westerly line and 721.6 feet on the easterly line to the center of White's Creek at which point it measures 82 feet.

Being the same property conveyed to Dwayne L. Bell, Sr. and Beverly W. Bell from Lamount Robinson by Warranty Deed of record in Instrument No. 20040406-0038700, Register's Office for Davidson County, Tennessee.

Taxes for the year 2005 have been prorated and assumed by the Grantee(s) any and all matters on the Plan of record in Plat Book 2263, Page 100; Restrictive Covenants of record in Book 2752, Page 213, amended in Book 2797, Page 183; TVA Easement of record in Book 2864, Page 28; Sanitary Sewers and/or Storm Drainage of record in Book 4215, Page 46; and any and all easements, setback lines, restrictions, right of ways, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.