WARRANTY DEED

25261
book 186

Davidson County DEEDWARR
Recvd: 11/01/06 13:38 2 pgs
Fees:13.00 Taxes:703.00

20061101-0135763

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

Sarah Dronske STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan M. Anderson	Mortgage Resources, Inc.	105-5-503
(NAME)	(NAME)	
844 Argyle Avenue	3441 Lebanon Pk, Ste 112	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Hermitage, TN 37076	
(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, Jason M. Bell and wife, Jessica L. Bell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jordan M. Anderson and wife, Jessica N. Anderson, 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:

Being Lot No. 30 on the Map of Fairview Addition to Nashville of record in Book 57, page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason M. Bell and Jessica Sharp, both unmarried, joint tenants with rights of survivorship, by deed from Mary Fern Greenbank, unmarried, of recorded as Instrument No. 20010309-0022976, dated February 28, 2001, said Register's Office.

This conveyance is subject to the following: 2006 county property taxes, a lien, but not yet delinquent, all matters shown on the plan of Fairview Addition to Nashville of record in Book 57, page 94, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 844 Argyle Avenue, Nashville, TN 37203

(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 30th day of October, 2006.

Jason M. Bell
By: Paul F. Soper, attorney-in-fact

Jessica L. Bell
By: Paul F. Soper, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul. F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Jason M. Bell, as his duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Jason M. Bell.

Witness my hand and official seal at Nashville, this 30th day of October, 2006.

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Tricia Ball
Notary Public

My Commission Expires: 9/19/09

My Commission Expires SEPT. 19, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Jessica L. Bell, as her duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Jessica L. Bell.

Witness my hand and official seal at Nashville, this 30th day of October, 2006.

Tricia Ball
Notary Public

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 9/19/09

My Commission Expires SEPT. 19, 2009