**THIS INSTRUMENT PREPARED BY:**
Forsythe Title and Escrow Services
103 Continental Place Ste 305
Brentwood, TN 37027

Our File Number: 27355S

**MAP/GROUP/PARCEL:** 117-02-0-A-003.00

**NEW OWNER'S NAME AND ADDRESS:**
CARNEY BELL & BONNIE BELL
2900 WELLESLEY TRACE
NASHVILLE, TN 37215

**SEND TAX BILLS TO:**
NEW OWNER

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged,

**WILLIAM J. CHOATE and NANCY H. CHOATE, husband and wife**, hereinafter called Grantors, does hereby transfer and convey unto, **CARNEY BELL and BONNIE BELL, HUSBAND AND WIFE**, their heirs and assigns, hereinafter called Grantees, property described as follows:

**LAND in Davidson County, Tennessee, being Lot No. 6A, on the Plan of the Condomimium Plat of Lot 6 of Revision No. 2 Wellesley Trace, Section 1, as shown on plat of record in Plat Book 5210, page 28, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.**

**Being the same property conveyed to William J. Choate and wife, Nancy H. Choate in Instrument No. 20010321-0027420, recorded 03/21/2000, Register's Office for Davidson County, Tennessee.**

The subject property is improved property known as 2900 WELLESLEY TRACE, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenants with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors,

Davidson County DEEDWARR
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Fees:13.00 Taxes:1461.50
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and assigns against the lawful claims of all persons whatsoever.

WILLIAM J. CHOATE

NANCY H. CHOATE

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

PERSONALLY appeared before me, the undersigned authority, **WILLIAM J. CHOATE and NANCY H. CHOATE, husband and wife**, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 12th day of April, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-22-07

CHRIS FORSYTHE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

The actual consideration or value whichever is greater for this transfer is $395,000.00.

AFFIANT

Sworn to and subscribed before me, this the 12th day of April, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-22-07

CHRIS FORSYTHE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY