BILL GARRETT, Davidson County
Trans: T20090047565 DEEDWARR
Recvd: 07/15/09 11:08 3 pgs
Fees: 18.00 Taxes: 1265.40

20090715-0066236

WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2009.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

G-VRE-09-1212

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas G. Bell	Pinnacle National Bank	
1212 Woodland Street	211 Commerce St. #300	
Nashville, TN 37206	Nashville TN 37201	08309016600
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we PATRICIA L. HARMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS G. BELL AND WIFE, SUSAN S. BELL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1, PLAN OF EDGEFIELD ADDITION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 21, PAGE 147, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA L. HARMAN AND DEANNA C. DUNN, BOTH UNMARRIED, AS TENANTS-IN-COMMON WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM JAMES L. WALLACE AND WIFE, TERESA L. WALLACE, RECORDED ON THE 5TH DAY OF JANUARY, 2001 IN INSTRUMENT NO. 20010105-0001668, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1212 Woodland Street, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 29th day of June, 2009.

Patricia L Harman

Patricia L. Harman

by Sherry Denise Heppe

Attorney in fact

RETURN TO:

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of June, 2009, before me personally appeared Sherry Denise Hipps to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Patricia L. Harman and who acknowledged he/she/they executed the same as the free act and deed of the said Patricia L. Harman.

Witness my hand and official seal, this the 29th day of June, 2009.

Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903