RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20090083323 DEEDWARR
Recvd: 12/10/09 09:15 2 pgs
Fees:13.00 Taxes:906.50
20091210-0112769

WARRANTY DEED

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2009.

NOTARY PUBLIC

My commission expires: 9-25-10

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AMANDA COZART 4010 Nevada Avenue Nashville, TN 37209	Same address as new owner	MAP 91-16-334

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY FIVE THOUSAND AND NO/100 ($245,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **MICHAEL DAVID BELL, married,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **AMANDA COZART, a single woman,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Beginning on the northerly margin of Nevada Avenue, formerly Third Avenue, at the corner of Lot Nos. 32 and 33; thence with the northerly margin of said Avenue, westwardly 40 feet to the southeast corner of the property conveyed to Bonnie M. Stinson Sullivan by deed from Earl J. Harrison, et al of record in Book 1368, Page 128, Register's Office for said County; thence with the easterly line of said Sullivan property northwardly 150 feet, more or less, to the southerly margin of an alley; thence with said alley, eastwardly 37.4 feet to the corner of Lot Nos. 32 and 33; thence with the line between said two lots, southwardly 150 feet to the beginning.
>
> Being the same property conveyed to Michael David Bell, unmarried by Warranty Deed from Rochford Realty and Construction Co., Inc., of record in Instrument No. 20050104-0001032, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2009 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

I, **RANDLE BELL,** wife of the aforesaid **MICHAEL DAVID BELL,** do hereby join in this conveyance for the purpose of relinquishing any and all rights, title and interest, marital or otherwise, that I might have in said property as the wife of the aforesaid **MICHAEL DAVID BELL.**

WITNESS OUR HANDS, this the 1st day of December, 2009.

MICHAEL DAVID BELL

Randle Bell

RANDLE BELL

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Michael David Bell and Randle Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1st day of December, 2009.

Notary Public

My commission expires: 9-25-10

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010