BILL GARRETT, Davidson County
Trans:T20110003832 DEEDWARR
Recvd: 01/19/11 14:05 2 pgs
Fees:13.00 Taxes:332.63
20110119-0005256

THOMAS SMITH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF January, 2011.

Notary Public

MY COMMISSION EXPIRES: 12-03-13
(AFFIX SEAL)

R-RL-10-0223

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Torcoya M. Sandifer	Citizens Savings Bank & Trust	
223 Whitney Park Drive (ADDRESS)	1917 Heiman St. (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, Tn. 37208 (CITY) (STATE) (ZIP)	60-12-153.00

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, we CHRISTOPHER B. BELL AND CARLETHA LANETTE BROWN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TORCOYA M. SANDIFER,* 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:

*unmarried

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1, CONVISER SUBDIVISION, SECTION THREE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6200, PAGE 196, 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 CHRISTOPHER B. BELL, UNMARRIED BY WARRANTY DEED FROM DONALD E. DAVENPORT, II, UNMARRIED, RECORDED ON THE 12TH DAY OF FEBRUARY, 1996 IN DEED BOOK 9944, PAGE 693, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

CARLETHA LANETTE BROWN JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST IN SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 6200, PAGE 196 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 223 Whitney Park Drive, Nashville, Tennessee 37207
(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 18th day of January, 2011.

Christopher B. Bell

Christopher B. Bell

Carletha Lanette Brown-Bell

Carletha Lanette Brown

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher B. Bell and Carletha Lanette Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of January, 2011.

Notary Public

My Commission Expires: 12-03-13

(SEAL)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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