WARRANTY DEED

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

BILL GARRETT, Davidson County
Trans:T20110032575 DEEDWARR
Recvd: 06/01/11 15:22 2 pgs
Fees:13.00 Taxes:456.95
20110601-0041865

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 07/08/13

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen L. Argent	New Owner	
(NAME)	(NAME)	
418 Bellingrath Drive		147-2-30
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **FRANCES V. TODD, UNMARRIED AND EDNA T. CATE, AS TRUSTEE OF THE FRANCES V. TODD LIVING TRUST AGREEMENT, DATED AUGUST 25, 2010**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAREN L. ARGENT, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Elysian Park, of record in Book 2331, page 32, Register's Office for Davidson County. Tennessee.

Said Lot No. 49 fronts 75 feet on the northerly side of Bellengrath Drive and runs back between lines, 228.3 feet on the easterly line and 226.7 feet on the westerly line to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to James R. Todd and wife, Frances V. Todd by deed from Charles Harold Ball and wife, Doris C. Ball, of record in Book 2905, page 325, Register's Office of Davidson County. James R. Todd predeceased his wife, Frances V. Todd, on June 2, 2001, per Certificate of Death of record in the Tennessee Department of Vital Statistics, Nashville, Tennessee. Also, being the same property conveyed to Frances V. Todd Living Trust Agreement by deed from Frances V. Todd, dated August 25, 2010, of record as Instrument No. 20100922-0075426, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2011 real property taxes and (b) all matters appearing on the plan of record in Book 2331, page 32, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 418 Bellingrath Drive, Nashville, TN 37211

(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 my hand this 31st day of May, 2011.

Edna T. Cate, Trustee

Edna T. Cate, Trustee

Frances V. Todd

Frances V. Todd

By: Edna T. Cate

Edna T. Cate, 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, Edna T. Cate, 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 Frances V. Todd, and who acknowledged that she executed the same as the free act and deed of Frances V. Todd.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2011.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires MAR. 4, 2013

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edna T. Cate, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2011.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires MAR. 4, 2013

Notary Public