WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110055685 DEEDWARR
Recvd: 09/08/11 10:40 2 pgs
Fees: 13.00 Taxes: 431.05
20110908-0069623

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: JULY 29, 2013

(AFFIX SEAL)

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Z. Bell and Kathryn Bell	U.S. Bank Home Mtg.	07112000700
(NAME)	(NAME)	
1700 Lischey Avenue	1550 American Blvd. East #440	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Bloomington MN 55425	
(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, Dawkins Contracting, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger Z. Bell and Kathryn Bell, Husband and Wife, 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 the southerly 56 feet of Lot No. 7 on the Map of Trinity Heights Subdivision of record in Plat Book 161, page 38, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 7 fronts 56 feet on the westerly side of North 44th Street formerly Lischey Avenue and runs back between parallel lines with the northerly margin of Marshall Avenue 165 feet to an alley.

Being the same property conveyed to Dawkins Contracting, LLC, by deed of record in Instrument Number 20110216-001336, Register's Office for Davidson County, Tennessee.

Subject to All matters as shown on Plan of Trinity Heights Subdivision of record in Plat Book 161, page 38, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1700 Lischey Avenue, Nashville, TN 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 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 6th day of September, 2011.

Dawkins Contracting, LLC

By: Allison Dawkins, Managing Member

Betty Dawkins, Managing Member

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Allison Dawkins and Betty Dawkins with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the managing members of Dawkins Contracting, LLC and that he/she as such ~~of~~ managing members executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 6th day of September, 2011.

Commission expires: 7-29-13

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013