Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

ALICIA R. HAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF January, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-23-13
(AFFIX SEAL)

G-AD-11-616

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
David Adams	Ark-La-Tex Financial Services, LLC	
616 S. 11th Street (ADDRESS)	5160 Tennyson Parkway, Ste. 2000 W (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Plano, TX 75024 (CITY) (STATE) (ZIP)	94-1-12.00

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 BELL AND DESILEY BELL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID ADAMS, A MARRIED MAN, 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 44, HOBSON'S ADDITION TO EDGEFIELD, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 21, PAGE 72, 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 BELL AND WIFE, DESILEY BELL BY WARRANTY DEED FROM GEORGE M. STEVENS JR., RECORDED ON THE 5TH DAY OF APRIL, 2011 IN INSTRUMENT NO. 20110405-0026360, 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 INCLUDING THOSE IN PLAT BOOK 21, PAGE 72, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 616 S. 11th 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.

BILL GARRETT, Davidson County
Trans:T20120002522 DEEDWARR
Recvd: 01/11/12 11:13 2 pgs
Fees:13.00 Taxes:554.63
20120111-0002872

Witness my/our hand(s) this 6th day of January, 2012.

CHRISTOPHER BELL BY Kyne Anthony Marshall ATTORNEY IN FACT.

Christopher Bell by Kyne Anthony Marshall, Attorney-In-Fact

DESILEY BELL BY Kyne Anthony Marshall ATTORNEY IN FACT.

Desiley Bell by Kyne Anthony Marshall, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of January, 2012, before me personally appeared Kyne Anthony Marshall 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 Christopher Bell (Power of Attorney of record in Instrument No. 20100316-0019698, ROD in Davidson Cty, TN), and who acknowledged he/she/they executed the same as the free act and deed of the said Christopher Bell.

Witness my hand and official seal, this the 6th day of January, 2012.

Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of January, 2012, before me personally appeared Kyne Anthony Marshall 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 Desiley Bell (Power of Attorney of record in Instrument No. 20100316-0019699, ROD in Davidson Cty, TN), and who acknowledged he/she/they executed the same as the free act and deed of the said and Desiley Bell.

Witness my hand and official seal, this the 6th day of January, 2012.

Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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