AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

**Prepared By & Return To:**
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
12-0184

STATE OF TENNESSEE
COUNTY OF DAVIDSON

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

C Ray Bell, ESTATE
By: Frank Neal, Executor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of March, 2012.

Notary Public

Commission Expiration: 4/20/15

---

**ADDRESS OF NEW OWNER:**
**James O. Price and wife, Kathleen L. Wolff**
**5268 Old Hickory Blvd.**
**Nashville, TN 37218**

**SEND TAX BILLS TO:**
**Same**

**MAP-PARCEL:**
**157000140000**
**057000139000**

---

## WARRANTY DEED

FOR AND IN 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,

**Frank E. Neal, Personal Representative of the Estate of Charles Ray Bell**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**James O. Price and wife, Kathleen L. Wolff**

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:

**Being all of Lots 7 and 11 on the Survey entitled "Soil Grid Map for Amy Price Neff", dated 02/08/2012 and filed of record in Instrument No. 20120315-0022273, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lots.**

**Being the same property conveyed to Frank E. Neal, Personal Representative of the Estate of Charles Ray Bell on 10/15/2010, by deed from Glenda Earle Bell, filed for record on 12/09/2010, in Instrument No. 20101209-0098297, and corrected by scrivener's affidavit of record in Instrument No. 20110301-0016574, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is unimproved property known as: **2 Tracts Ashland City Hwy Nashville, TN 37218 (Map/Parcel: 057000139000 and 157000140000)**

---

**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 23rd day of March, 2012.

Frank E. Neal, Executor
Frank E. Neal
Personal Representative of the Estate of Charles Ray Bell

BILL GARRETT, Davidson County
Trans:T20120022093 DEEDWARR
Recvd: 03/27/12 10:24 2 pgs
Fees:13.00 Taxes:610.50
20120327-0025898

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frank E. Neal, Personal Representative of the Estate of Charles Ray Bell**, 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 at Nashville, Tennessee this 23rd day of March, 2012.

Notary Public

Commission Expiration: 4/20/15

