274.50

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Affiant

Sworn to and subscribed before me this 8 day of June, 2012.

NOTARY PUBLIC

My Commission Expires: 5-20-14

ROBERT F. SPANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

BILL GARRETT, Davidson County
Trans: T20120043101 DEEDWARR
Recvd: 06/12/12 08:14 2 pgs
Fees: 13.00 Taxes: 203.50
20120612-0051109

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Juan Gidius Bell	Same	07107016900
114 Evergreen Circle		
Hendersonville, TN 37075		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Araminta Williams Family Partnership**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Juan Gidius Bell**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, Being Lot No. 17 on the Map of the Resubdivision of I. D. Luton's Addition, as of record in Plat Book 974, page 55, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to the Araminta Williams Family Partnership by deed from Tim Dansby, of record in Instrument No. 20110817-0063590, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1711 Luton Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 8 day of June, 2012.

ARAMINTA WILLIAMS FAMILY PARTNERSHIP, by

Araminta Williams

ARAMINTA WILLIAMS, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, The undersigned, a Notary Public, Araminta Williams, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a partner of Araminta Williams Family Partnership, a partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 8 day of June, 2012

ROBERT F. SPANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Robert F Spann

NOTARY PUBLIC

My Commission Expires:
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