BILL GARRETT, Davidson County
Trans:T20120047984 DEEDWARR
Recvd: 06/29/12 10:28 2 pgs
Fees:13.00 Taxes:1313.50

20120629-0057335

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $355,000.00

Affiant

Subscribed and sworn to before me, this 28th day of June 2012

Notary Public
My commission expires: 11/4/2013

ANDREW P. CHARLTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 4, 2013

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert Douglas Ferrell 7900 Highway 100 Nashville, TN 37221	New Owner	156-014.08

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Darek Brandon Bell and wife, Amy Bell,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Robert Douglas Ferrell and Jennifer Lynn Ferrell, husband and wife, as tenants by the entirety,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron pin in the northwesterly margin of State Highway 100, said pin being at the easterly most corner of the property conveyed to Carrie Hargis, of record in Deed Book 10018, Page 27, Register's Office of Davidson County, Tennessee; thence with the northwesterly margin of State Highway 100, South 53 deg. 06' 00" West 14.92 feet to an iron pin; thence South 36 deg. 54' 00" East 17.00 feet to an iron pin; thence along a curve with a central angle of 2 deg. 20' 49" and a radius of 5,697.00' a chord bearing of South 53 deg. 49' 59" West 233.34 feet, a distance of 233.35 feet to a point; thence leaving said margin of State Highway 100, North 20 deg. 12' 21" West 230.59 feet to a point; thence North 77 deg. 58' 32" West 360.57 feet to a point in the easterly margin of the Harpeth River; thence with the easterly margin of the Harpeth River, North 24 deg. 16 ' 38" East 474.37 feet to an iron pin; thence leaving said margin of the Harpeth River, South 37 deg. 10' 04" East 707.30 feet to the point of beginning, containing 4.055 acres, more or less.

Being the same property conveyed to Darek Brandon Bell and wife, Amy Bell by Deed from Carrie Bayuzick Hargis and husband, Gary K. Hargis of record at Instrument No. 20050324-0032071, Register's Office for Davidson County, Tennessee, dated March 21, 2005.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 7900 Highway 100, Nashville, TN 37221

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this the 28th day of June, 2012.

Darek Brandon Bell

Amy Bell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Darek Brandon Bell and wife, Amy Bell,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 28th day of June, 2012.

Notary Public

My Commission expires: 3.21.2016

M. KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2012062139