Return:

Bell Title
1616 Westgate Circle
Brentwood,TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans: T20120099965 DEEDWARR
Recvd: 12/31/12 12:12 3 pgs
Fees: 18.00 Taxes: 550.38
20121231-0120675

ADDRESS NEW OWNER:
William P. Bell
4841 Sheffield Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Prime Lending
18111 Preston Rd, Ste. 900
Dallas, TX 75252

MAP 147-2
GROUP
PARCEL 141.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Phillip A. Stanley, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **William P. Bell and Holly A. Jones, 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 Lot No. 12 on the Plan of Elysian Park, Section 2, of record in Book 2854, page 40, Register's Office, Davidson County, Tennessee.

Said Lot No. 12 fronts 169.8 feet on the westerly side of Sheffield Drive and extendsa back 199.6 feet on the northerly line and 233.4 feet on the southerly line to a dead line, measuring 222.5 feet thereon.

Being the same property conveyed to Phillip A. Stanley and wife, Mary F. Stanley* by deed dated May 7, 1974 from Donald N. Dean and wife, Karen L. Dean of record in Book 4813, page 205, Register's Office for Davidson County, Tennessee.
*The said Mary F. Stanley died on May 8, 2002.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **4841 Sheffield Drive, Nashville, Tennessee 37211.**

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, GRANTOR does covenants with the said GRANTEES that he is 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; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 **14th** day of **December, 2012.**

Phillip A. Stanley

Phillip A. Stanley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Phillip A. Stanley, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 14th day of December, 2012.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $148,750.00.

Phillip A. Stanley
AFFIANT

Subscribed and sworn to before me on this 14th day of December, 2012.

~~Robert M. Loffi~~
NOTARY PUBLIC

My Commission Expires: 5/3/2016

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015