WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/26/13 14:28 2 pgs
Fees:13.00 Taxes:29.60
20130826-0089854

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$8,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 22nd day of August, 2013

Notary Public
My Commission expires: 1-16-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Dwayne Bell	New Owner	06916006600
2107 Buena Vista Pike		
Nashville, TN 37218		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ruth O. Lawson, widow,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Dwayne Bell and wife, Beverly Bell,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 14 on the Map of J. J. Holzapfel's Subdivision, Bordeaux, Tennessee, not of record, described according to a survey made of Watkins and Murray Surveyors, dated September 8, 1947, as follows:

Beginning on the northwesterly margin of an unnamed 50-foot street, at a point 1067 feet southwest of the center of the Old Hydes Ferry Pike, being the corner of Lots 13 and 14; thence with the line between said two lots, northwestwardly 156 feet to the southeasterly line of the R. Walker Cundall property; thence with said line, southwestwardly 61 feet to the corner of Lot Nos. 14 and 15; thence with the line between said two lots southeastwardly 156 feet to the northwesterly margin of said unnamed street; thence with said street, northwestwardly 61 feet to the beginning.

AND

Being Lot No. 15 on the Map of J. J. Holzapfel's Subdivision, Bordeaux, Tennessee, not of record, described to survey by Watkins and Murray, Surveyors, dated September 8, 1947, as follows:

Beginning on the northwesterly margin of an unnamed 50-foot street, at a point 1128 feet southwest of the center of the Old Hydes Ferry Pike, being the corner of Lot Nos. 14 and 15; thence with the line between said two lots, northwestwardly 156 feet to the southeasterly line of the R. Walter Cundall property; thence with the said line, southwestwardly 63.4 feet; thence South 32° East 156 feet to the northwesterly margin of said unnamed street; thence with said street, northwestwardly 62.4 feet to the beginning.

Being part of he same property conveyed to Charles K. Lawson and wife, Ruth O. Lawson by Warranty Deed from Gladys Dye dated July 31, 1997 and found of record in Book 10560, page 887, Register's Office for Davidson County, Tennessee. Said Charles K. Lawson having since died on 4/5/07.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.

This is unimproved property known as: **1601 Elizabeth Drive, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 22, 2013.

Ruth O. Lawson by Linda Boyd as Attorney in Fact

Ruth O. Lawson by Linda Boyd as Attorney in Fact
POA in Instrument Number 20130816-0086481, RODCTN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared LINDA BOYD with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for RUTH O. LAWSON, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name RUTH O. LAWSON, the bargainor(s), by the said LINDA BOYD, as Attorney-in-Fact.

WITNESS my hand and seal, this 22nd day of August, 2013.

NOTARY PUBLIC My Commission Expires: 12-14

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY