| | |
|---|---|
| Davidson County DEEDWARR<br>Recvd: 09/24/13 08:04 3 pgs<br>Fees:18.00 Taxes:414.40<br>**20130924-0100065** | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $112,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 19th day of September, 2013.<br><br>Notary Public<br><br>My commission expires: 6.26.16 |

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Anne F. Kiernan** | **First Community Mortgage, Inc.** | **173-05-0A-073.00CO** |
| **2026 Shaylin Loop** | **275 Robert Rose Drive** | |
| **Antioch, TN 37013** | **Murfreesboro, TN 37129** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Jill E. Robinson Bell, fka Jill E. Robinson, and husband, David N. Bell,**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Anne F. Kiernan, unmarried**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 73 (Seventy Three), Phase One, Barnes Crossing, A Planned Unit Development, according to the Master Deed appearing of record in Instrument Number 20050721-0084791, as re-recorded in Instrument Number 20050805-0092480, and amended in Instrument Number 20051114-0136938 and Instrument Number 20071227-0147998, in the Register's Office of Davidson County, to which Master Deed reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Jill E. Robinson, unmarried and David N. Bell, unmarried by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record at Instrument No. 20070626-0075960, Register's Office for Davidson County, Tennessee, dated June 21, 2007 and recorded June 26, 2007.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 2026 Shaylin Loop, Antioch, TN 37013.

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; and we do covenant with the said GRANTEE(S) 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 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/OUR HANDS EFFECTIVE AS OF September 19, 2013:

Jill E. Robinson Bell

David N. Bell

**STATE OF TENNESSEE** )
)
**COUNTY OF** WILLIAMSON )

**INDIVIDUAL ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Jill E. Robinson Bell, fka Jill E. Robinson, and husband, David N. Bell, the within named Grantor(s), 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, at office, this the 19th day of September, 2013.

My Commission Expires: 6.26.16

Notary Public

RYAN A. RAFO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20131298R

## True Copy Certification

I, Cheryl Dillon, 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 Tennessee

County of Williamson

Personally appeared before me, Ryan Rafoth, a notary public for this county and state, Cheryl Dillon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-26-16
Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY