WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130093593 DEEDWARR
Recvd: 11/01/13 10:55 2 pgs
Fees:13.00 Taxes:525.40

20131101-0113472

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: October 5th 2015.

(AFFIX SEAL)

ANN B. BELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elaine E. Bennett	Guaranty Trust Company	175060A05100CO
(NAME)	(NAME)	
1136 Shallowbrook Trail S	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Staci L Bell, aka Stacy L. Bell, and Anthony L. Bell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elaine E. Bennett an unmarried woman,** , 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:

Being Lot No. 51 on the plan of Section 1, The Preserve at Old Hickory, "Cluster Lot Subdivision", a Planned Unit Development, of record in Instr. No. 20060824-0104545, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jonathan Dixon by deed from Ole South Properties, Inc., a Tennessee Corporation, dated June 7, 2010, of record in Instr. No. 20100611-0045538, Register's Office for Davidson County, Tennessee. Appointment of Substitute Trustee in Instr. No. 20130124-0007726, said Register's Office.

Being the same property conveyed to Stacy L Bell and Anthony L. Bell by Substitute Trustee's Deed from Shapiro & Kirsch, LLP dated July 15, 2013 of record in Instr. No. 20130724-0076503, Register's Office for Davidson County, Tennessee. Stacy L. Bell is one and the same person as Staci L. Bell.

This conveyance is subject to 2013 taxes, paid, prorated and assumed by the Grantee; to all matters as set out on the plan of record in Instr. No. 20060824-0104545, Declaration of Covenants, Conditions, and Restrictions as set out in Instr. No. 20060824-0104548 and Instr. No. 20061208-0152023, Charter of The Preserve at Old Hickory Homeowners Association, Inc. as set out in Instr. No. 20060824-0104548, said Register's Office. Subject to the assessment of homeowners association fees, if any. Subject to Tennessee Telephone Company easement as set out in Instr. No. 20061013-0127087,.to Colonial Pipeline easements as set out in 3570, page 13, Book 3571, page 599, Book 3616, page 453, and Book 4542, page 131,.to Transmission Line easements as set out in Book 2346, page 378, and Book 4425, page 582, to TVA easements as set out in Book 11335, page 609, and Instr. No. 20021017-0127752,.to Storm Water Detention Agreement as set out in Instr. No. 20041103-0132562, and Charter of Easement to TDS Telcom as set out in Instr. No. 20061013-0127208, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1136 Shallowbrook Trail S, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 31st day of October, 2013.

Staci L. Bell

Staci L. Bell

Anthony L. Bell

Anthony L. Bell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the afore said State and County, Staci L Bell and Anthony L. Bell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the bargainors, and who upon oath, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of October, 2013.

Commission expires: October 5, 2015

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

A Waddell

Ann B. Waddell Notary Public