BILL GARRETT, Davidson County
Trans:T20130093756 DEEDWARR
Recvd: 11/01/13 14:19 2 pgs
Fees:13.00 Taxes:1942.50

20131101-0113791

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$525,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|31st DAY OF October, 2013.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 10-18-16
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason R Hill 756 Hill Road Brentwood, TN 37027	~~First Tennessee Bank~~ ~~300 Court Ave 3rd FL~~ ~~Memphis, TN 38103~~ NEW OWNER	Map 160 07 0 Parcel 2400

For and in 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,

DANIEL L. BELL AND SHANNON C. BELL, HUSBAND AND WIFE

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jason R. Hill and wife, Sofia G. Hill

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 the 6th, formerly 8th, Civil District of Davidson County, Tennessee, being the westerly 200 feet of the easterly 300 feet of Lot No. 18 on the unrecorded Plan of the Subdivision of the Baxter 110 acre tract of land east of the Franklin Pike, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, April 15, 1957, as follows:

Beginning in the center of Hill Road 1528.8 feet east of the center of the Old Franklin Pike, thence with the center of said Road, South 85° East 200 feet to the southwest corner of the property conveyed to Emma Vaughn Fort by deed from R. O. Mallernee and wife, of record in Book 2290, page 217, Register's Office for said County; thence with Fort's westerly line North 5° East, 488.8 feet to an iron pin, Fort's northwest corner; thence North 85° West, 200 feet to a stake; thence South 5° West, 488.8 feet to the beginning, containing 2.2 acres, more or less.

Being the same property conveyed to DANIEL L. BELL AND SHANNON C. BELL, HUSBAND AND WIFE, by deed from RICHARD E. HOOS AND NANCY T. HOOS, HUSBAND AND WIFE, of record as Instrument No. 20070601-0065336, dated May 31, 2007, said Register's Office.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 756 Hill Road Brentwood, TN 37027
(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 my hand(s) this 31st day of October, 2013.

DANIEL L. BELL

SHANNON C. BELL

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, DANIEL L. BELL AND SHANNON C. BELL,, with whom I am personally acquainted, (or who 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 31st day of October, 2013.

NOTARY PUBLIC

My Commission Expires: 3-3-2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

~~PLEASE RETURN TO:~~
~~Athens Title & Escrow LLC~~
~~5115 Maryland Way~~
~~Brentwood, Tennessee 37027~~

RETURN TO:
REALTY TITLE
206A Cool Springs Blvd #106
Franklin, TN 37067