WARRANTY DEED

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10-2-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Jansen	SWBC Mortgage Corporation	07516002200
(NAME)	(NAME)	
807 Netherlands Drive	9311 San Pedro	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	San Antonio, TX 78216	
(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, Anthony Bell and wife Staci L. Bell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara Jansen, 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. 38B on the Plan of Zone Lot Division Lots 31 and 35, 36, 37 and 38, Meadows of Tulip Grove, Section 2, of record in Plat Book 6250, Page 999, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anthony Bell by Deed from Mel Martinez, Secretary of Housing and Urban Development of Washington, D.C., of record at Instrument No. 20020215-0020095, Register's Office for Davidson County, Tennessee, dated February 4, 2002 and recorded on February 15, 2002.

This conveyance is subject to any and all existing restrictions and easements of record.

Staci L. Bell joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homesteadand/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 807 Netherlands Drive, Hermitage, TN 37076
(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.

BILL GARRETT, Davidson County
Trans:T20140001197 DEEDWARR
Recvd: 01/07/14 09:55 2 pgs
Fees:13.00 Taxes:295.63
20140107-0001557

Witness my hand this 31st day of December, 2013.

Anthony Bell

Anthony Bell

Staci L. Bell

Staci L. Bell

STATE OF TENNESSEE

COUNTY OF

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

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

Commission expires:

Notary Public

Victoria Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2017
Davidson County