BILL GARRETT, Davidson County
Trans:T20140022584 DEEDWARR
Recvd: 04/03/14 14:04 3 pgs
Fees:18.00 Taxes:488.40
20140403-0027845

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Joshua S. Black
1284 Campbell Road
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Gardner Financial Services, Ltd. dba Legacy
3503 Paesanos Parkway Mutual Mortgage
San Antonio, [illegible], TX 78231-1225

MAP 033
GROUP
PARCEL 06.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William M. Bell, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Joshua S. Black and Amanda L. Black, husband and wife**, 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 10th Civil District of Davidson County, Tennessee, being a part of the Southwest part of Lot No. 3 on the map of the Cola Lands of record in Plat Book No. 1, page 100 of the Chancery Court of Nashville, also of record in Book 58, page 47, Register's Office for said County and described as follows:

Beginning at a point in the North margin of Campbell Lane at the Southwest corner of a tract of one acre, more or less, conveyed to E.R. Clark of record in Book 1110, page 218, said Register's Office, and being the same part of the 30.54 acre tract conveyed to Lee A. Coleman and wife, from Nora Wood Clark, etal by deed of record in Book 1286, page 258, Register's Office of Davidson County, Tennessee; thence with the North margin of Campbell Lane, North 88 deg. 30' West 115 feet, more or less, to an iron pin; thence North 4 deg. 15' East 211 feet, more or less, to an iron pin; thence North 1 deg. 30' East 227 feet, more or less, to an iron pin; thence South 86 deg. 30' East 247 feet, more or less, to an iron pin; thence South 1 deg. 30' West 227 feet to a corner post, being the Northeast corner of said 1 acre tract conveyed to E.R. Clark; thence along Clark's North line, North 85 deg. 45' West 147 feet to a corner post, being the same corner post in the above said tract conveyed to E.R. Clark and being the Northwest corner' thence South 4 deg 15' West 297 feet, more or less, to the point of beginning, containing two (2) acres, more or less, in accordance with a survey made by Norman Jerkins, Surveyor, dated May 6, 1954.

Being the same property conveyed to William M. Bell by deed from BancorpSouth Bank, a Mississippi Corporation, of record in Instrument No.20090106-001103, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **1284 Campbell Road, Goodlettsville, Tennessee 37072.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 this the **31st** day of **March, 2014.**

William M. Bell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William M. Bell**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of March, 2014.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/5/2016

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Robertson

The actual value or consideration, whichever is greater, for this transfer is $132,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of March, 2014.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC
DANIELLE A. MATTHEWS
COUNTY OF DAVIDSON

My Commission Expires:

5-3-16