WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth Howell		04411015000
(NAME)	(NAME)	
11640 Rachel Way	SAME	
(ADDRESS)	(ADDRESS)	
Old Hickory, Tn. 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140036337 DEEDWARR
Recvd: 05/23/14 12:07 2 pgs
Fees:13.00 Taxes:173.90
20140523-0044713

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, **Doyle Bethel, Co-Trustee and Elvie E. Bethel, Co-Trustee of the Doyle Bethel Revocable Living Trust U/A/D 2/7/2001**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kenneth Howell, married and David Paul Howell, married, joint tenants with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 3, on the plan of Section "A", Village of Old Hickory, as shown on plat of record in Plat Book 1424, Page 68, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Doyle Wayne Bethel by Quit Claim Deed dated 09/28/1985 from James D. Bethel, Eva Jean Bethel Gross, Billy F. Bethel and Brenda Joyce Bethel Duke of record in Book 6704, Page 721, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Doyle Bethel Revocable Living Trust U/A/D 2/7/2001 by Quit Claim Deed dated 08/18/2008 from Doyle Wayne Bethel, a married man of record in Instrument 200808180084726, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 1424, Page 68, said Register's Office.
All matters set out in document including but not limited to an Easement of record in Book 1916, Page 556, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances.(2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 404 Jones Old Street, Old Hickory, TN 37138

(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 GRANTEE(S), their heirs and/or 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/or 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 21st day of May, 2014.

THE DOYLE BETHEL REVOCABLE LIVING TRUST U/A/D 2/7/2001

Doyle Bethel Co-Trustee

Doyle Bethel
Co-Trustee

Elvie E. Bethel - Co-Trustee

Elvie E. Bethel
Co-Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Doyle Bethel and Elvie E. Bethel with whom I am personally acquainted and who proved himself/herself to be the Co-Trustees of the Doyle Bethel Revocable Living Trust U/A/D 2/7/2001, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of May, 2014.

Tracey Trumphour

Notary Public
My commission expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122