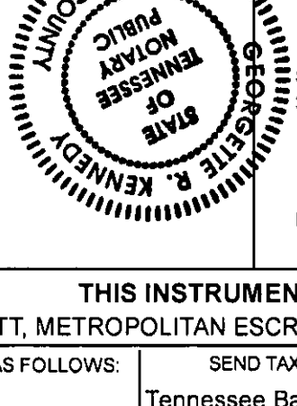
(1)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2014

Notary Public:

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Deborah Bell	Tennessee Bank & Trust	Parcel ID:
3405 Old Anderson Rd #208	4007 Hillsboro Road	136150A07300CO
Antioch, TN 37013	Nashville, TN 37215	

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

Cynthia Mowers, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Deborah Bell, unmarried

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 Unit No. 73 on the Plan of Watercrest Townhomes, Phase 2, First Revision, of record in Plat Book 11190, Page 81, in the Register's Office said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia Mowers by deed from Regina A. Moody of record in Instrument 20050428-0047299, said Register's Office, dated April 26, 2005.

This conveyance is subject to Restrictions and By-Laws of record in Book 10788, Page 553; Book 11158, Page 931; and Book 10788, Page 591, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 11190, Page 81, said Register's Office; (3) Easements and Setback Lines as set out per Plat Book 8250, Page 888, said Register's Office; (4) Sewer Easement of record in Book 11143, Page 449, said Register's Office; (5) Right of Way Easement to Gulf Interstate Gas of record in Book 2242, Page 139, said Register's Office; (6) Right of Way Easement to Columbia Gulf Transmission of record in Book 2875, Page 299; and Book 4438, Page 711, said Register's Office; (7) Attorney's Opinion Letters of record in Book 10821, Page 131, and Book 10822, Page 70, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3405 Old Anderson Rd #208, Antioch, TN 37013

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 this 30th day of June, 2014.

Cynthia Mowers

BILL GARRETT, Davidson County
Trans:T20140046923 DEEDWARR
Recvd: 07/01/14 14:32 2 pgs
Fees:13.00 Taxes:454.73

20140701-0057843

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia Mowers, with whom I am personally acquainted (or 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 and official seal at Nashville, Tennessee, this 30th day of June, 2014.

My Commission Expires: 8/23/16

Notary Public

