BILL GARRETT, Davidson County
Trans:T20140047570 DEEDWARR
Recvd: 07/03/14 09:56 2 pgs
Fees:13.00 Taxes:342.98
20140703-0058680

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 92,696.00

Sadie Bell
Affiant

Subscribed and sworn to before me, this 26th day of June, 2014.

Cheryl Rodgers
Notary Public

My commission expires: 1-5-16

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SADIE BELL	**NEW OWNER**	**05911013300**
725 REVELS DRIVE	**SAME**	
NASHVILLE, TN 37207		

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 ACKNOWLEDGE, WE,

MARVA R. SOUTHHALL, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SADIE BELL, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 404 ON THE PLAN OF HAYNES MANOR, SECTION 3, AS OF RECORD IN BOOK 4175, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 404 FRONTS 65.00 FEET ON THE SOUTHERLY SIDE OF REVELS DRIVE AND EXTENDS BACK 98.5 FEET ON THE EASTERLY LINE AND 158.7 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 88.6 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MARVA R. SOUTHALL, UNMARRIED, BY DEED FROM ANITA L. BOOTH AND HUSBAND, ROBERT E. BOOTH, DATED 03/19/1990 AND RECORDED 03/20/1990 IN BOOK 8068, PAGE 402, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 725 REVELS DRIVE, NASHVILLE, TN 37207.

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 in 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/our hand(s) this 26th day of June, 2014.

Marva R. Southhall
MARVA R. SOUTHHALL

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, MARVA R. SOUTHHALL, the within named Grantor(s), 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, at office, this 26th day of June, 2014.

Cheryl M Rodgers
Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD