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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 31833-06-2014** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $1,020,750.00.<br>Affiant<br>Subscribed and sworn to before me this 30th day of June, 2014.<br>Notary Public<br>My Commission Expires: |

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Susan M. Bell, Scott W. Bell<br>201 Hillwood Boulevard<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>NEW OWNERS | **Tax Information:**<br>Map and Parcel No.:<br>116 020 00600 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frank R. Kyle and wife, Jennifer J. Kyle, as equal tenants in common**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susan P. Bell and Scott W. Bell, wife and husband** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 201 Hillwood Boulevard, Nashville, TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20140047803 DEEDWARR
Recvd: 07/03/14 13:51 3 pgs
Fees:18.00 Taxes:3776.78
20140703-0059009

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 30th day of June, 2014.

Frank R. Kyle

Jennifer J. Kyle

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Frank R. Kyle and Jennifer J. Kyle**, 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, at office, this 30th day of June, 2014.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 1, Block D, on the Plan of Hillwood Estates, Blocks A, B, C, D and E, of record in Plat Book 1835, pages 59 and 60, amended in Book 9291, page 486, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Frank R. Kyle and wife, Jennifer J Kyle, as equal tenants in common, by quitclaim deed dated July 9, 2013, from Michael D. Sontag, of record in Instrument No. 20130715-0072739, Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit in Instrument No. 20130822-0088460, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 116 020 00600.
2. All matters appearing on the Plan of record as Book 1835, pages 59 and 60, amended in Book 9291, page 486, Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 1104, page 117, Register's Office for Davidson County, Tennessee.
4. Easement for fence encroachment of record in Book 9296, page 449, Register's Office for Davidson County, Tennessee.