THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 1408159**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $318,500.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2014. Notary Public My Commission Expires: 7/30/17

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140063473 DEEDWARR
Recvd: 08/27/14 11:00 2 pgs
Fees:13.00 Taxes:1178.45
20140827-0078118

WARRANTY DEED

Address New Owner: Clay Tate 4040 Russellwood Drive Nashville TN 37204	Send Tax Bills To: Clay Tate 200 Pratt Court Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 132-01-126

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, **John Stephen Bell, Trustee, Joseph Tyson Bell Living Trust Agreement dated August 13, 2014,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clay Tate and Hannah Crockett**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Rolling Meadows of record in Plat Book 1424, Page 98-99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 73 fronts 149.6 feet on the Easterly side of Russellwood Drive and runs back 188.5 feet on the North line and 197.9 feet on the South line to a deadline and measuring 82.0 feet thereon.

Being the same property conveyed to John Stephen Bell, Trustee, Joseph Tyson Bell Living Trust Agreement dated August 13, 2014 by deed from Joe T. Bell of record in Instrument No. 20140813-0073260 Register's Office for Davidson County, Tennessee, dated August 13, 2014 and recorded on August 13, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 98-99, Register's Office for Davidson County, Tennessee.

This is improved property located at 4040 Russellwood Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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

for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of August, 2014.

John Stephen Bell, Trustee, Joseph Tyson Bell Living Trust Agreement dated August 13, 2014

BY: John Stephen Bell - Trustee
John Stephen Bell, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Stephen Bell, Trustee, Joseph Tyson Bell Living Trust Agreement dated August 13, 2014,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he executed the same as his free act and deed.

WITNESS my hand, at office, this 15th day of August, 2014.

Kate Rosenthal
Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

My Commission Expires: _____

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075