Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140070816 DEEDWARR
Recvd: 09/22/14 13:54 2 pgs
Fees:13.00 Taxes:1369.00
20140922-0086821

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 day of SEPTEMBER, 2014,

Notary Public

MY COMMISSION EXPIRES: 09-19-2014
(AFFIX SEAL)

KRISTEN JACOBY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Shannon S. Bell & Carl D. Bell	Regions Bank d.b.a. Regions mortgage	103 08 0 291.00
(NAME)	2050 Parkway Circle (NAME)	
4111 Murphy Road	RCN-6 Mail Code ALBH 40628	103 08 0
(ADDRESS)	(ADDRESS)	291.00
Nashville, TN 37209	Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Seventy Thousand And No/100 Dollars ($370,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Richard Silva and Dava Silva, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shannon S. Bell & Carl D. Bell, wife and husband**, 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:

Being Lot No. 2 on the Plan of Giddish Subdivision, of record in Plat Book 8250, Page 780, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same premises conveyed to Richard Silva and Dava Silva, husband and wife by Special Warranty Deed from U.S. Bank National Association dated June 12, 2002 and recorded June 17, 2002 as Instrument No. 20020617-0072966, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all visible easements; (b) all matters appearing on the plan of record at Book 8250, page 780, in the Register's Office for Davidson County, Tennessee; (c) Shared Driveway Agreement of record as Instrument No. 20050609-0066319, in said register's office; (d) the 2014 Davidson County property taxes, not yet due or payable; and (e) all applicable government and zoning regulations.

File Number: MAI-141326

RS DS

unimproved ☐
This is improved ☒ property, known as 4111 Murphy Road, Nashville, TN 37209

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, has 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 our hands this 19th day of September, 2014.

Richard Silva

Dava Silva

STATE OF TENNESSEE

COUNTY OFWILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Richard Silva and Dava Silva, husband and wifethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of September, 2014.

Notary Public

My Commission Expires:

(SEAL)

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

File Number: MAI-141326