This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $170,000.00.

Jennifer Crowell
Affiant

Subscribed and sworn before me this the 14th day of October, 2014.

Brittany Goins
Notary Public
My commission expires: 01717

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mary Frances Rudy 2317 Carter Ave Nashville, TN 37206	New owner	83-4-2

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HEATHER BELL FAMILY TRUST AND JANIS BROWN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARY FRANCES RUDY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Gregory Heights, of record in Book 3842, page 127, Register's Office for said County.

Said Lot No. 3, which is a corner lot, fronts 115.05 feet on the northerly margin of Carter Street and fronts 79.32 feet on the easterly margin of Leslie Court, said frontages being joined by a curve having a length of 39.27 feet, and extends back 140.05 feet on the northerly line and 104.33 feet on the easterly line to a point of intersection.

Being the same property conveyed to Heather Michelle, Bell, Trustee of the Heather Bell Family Trust by Quitclaim Deed from Heather Bell, a married person, dated May 18, 2007 of record in Instrument No. 20070523-0061651, said Register's Office.

Also being the same property conveyed to Heather Bell, a married person by QuitClaim Deed from Mark W Bell, dated November 15, 2006 of record in Instrument No. 20061115-0142478, said Register's Office.

Also being the same property conveyed to Mark W Bell and Heather Bell, husband and wife and Janis Brown, an unmarried woman by Deed from Terry W Pope, a married man, dated October 17, 2005 of record in Instrument No. 20051020-0126814, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 2317 Carter Ave, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 14th day of October, 2014.

Heather Bell Family Trust

Heather Michelle Bell, Trustee
By: Heather Michelle Bell, Trustee

Janis Brown
Janis Brown

BILL GARRETT, Davidson County
Trans:T20140078885 DEEDWARR
Recvd: 10/20/14 14:45 2 pgs
Fees:13.00 Taxes:629.00
20141020-0096630

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Janis Brown, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of October, 2014.

My commission expires: 6-17-17

Notary Public

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Heather Michelle Bell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Trustee of the within named bargainor, the Heather Bell Family Trust, a Revocable Trust, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Heather Bell Family Trust, by the said Heather Michelle Bell, as such Trustee.

Witness my hand and official seal on this the 14th day of October, 2014.

My Commission Expires: 6-17-17

Notary Public

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY