WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140085631 DEEDWARR
Recvd: 11/13/14 11:04 2 pgs
Fees: 13.00 Taxes: 499.50
20141113-0104715

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $135,000.00.

Affiant

Subscribed and sworn to before me this 10th day of November, 2014.

Notary Public
My Commission expires: 4/19/17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Stone Peak, LLC	SAME	083-01-0-367.00
~~242 West Main~~ 242 West Mail #405		
~~Hendersonville~~ Hendersonville TN 37075 TN 37075		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Christopher Bell and Desiley Bell, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Stone Peak, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 31 on the plan of J.B. Hancock's East End Addition, of record in Book 57, page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 31 fronts 50 feet on the northerly side of Granada Avenue, formerly Grand Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Christopher Bell and Desiley Bell, husband and wife, from Federal National Mortgage Association, by Special Warranty Deed on February 5, 2010, of record in Instrument Number 20100316-0019700, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 133, Register's Office Davidson County, Tennessee.

This is improved property known as: 1123 Granada Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 10, 2014.

Christopher Bell BY Kyne Anthony Marshall AS ATTORNEY IN FACT.

Christopher Bell
by Kyne Anthony Marshall, attorney-in-fact

Desiley Bell BY Kyne Anthony Marshall AS ATTORNEY IN FACT

Desiley Bell
by Kyne Anthony Marshall, attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Kyne Anthony Marshall, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Christopher Bell, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Christopher Bell, the bargainor(s), by the said Kyne Anthony Marshall, as Attorney-in-Fact.

WITNESS my hand and seal, this 10th day of November, 2014.

_____ My Commission Expires: 7/6/15
NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Kyne Anthony Marshall, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Desiley Bell, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Desiley Bell, the bargainor(s), by the said Kyne Anthony Marshall, as Attorney-in-Fact.

WITNESS my hand and seal, this 10th day of November, 2014.

_____ My Commission Expires: 7/6/15
NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY