WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140092569 DEEDWARR
Recvd: 12/11/14 08:20 2 pgs
Fees:13.00 Taxes:739.63
20141211-0113290

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DEWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher H. Hendon	~~New Owner~~ FINWORTH MORTGAGE LLC	161-06-0-A 138.00 CO
(NAME)	(NAME)	
1345 Crown Point Pl.	2106 Crestmoor Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Michael A. Bell and Karen L. Bell, husband and wife,**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher H. Hendon,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: UNMARRIED

Land in Davidson County, Tennessee being Unit 138 on the plan of Oakhill Townhomes, Phase 3, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and easements for Oakhill Townhomes of record as instrument No. 20080709-0070601, 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 property conveyed to Michael A. Bell and Karen L. Bell, husband and wife, by Warranty Deed from Amber L. Cathey (formerly known as Amber L. Mogg) and husband Miles Cathey, dated April 19, 2013, of record in Instrument No. 20130422-0039703, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record as Exhibit A-1 of Instrument No. 20080709-0070601; Restrictions of record in Instrument No. 20070614-0071397 and Instrument No. 20080709-0070601; Stormwater Detention Agreement of record in Instrument No. 20070205-0014422; Deed to Homeowners Association for open space of record in Instrument No. 20080909-0092190; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1345 Crown Point Pl., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that we 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; 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 GRANTEE, his 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 8th day of December, 2014.

Michael A. Bell
By: Bruce Jones, his Attorney-in-Fact

Karen L. Bell
By: Bruce Jones, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Bruce Jones, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Michael A. Bell and Karen L. Bell, the within named bargainors, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Michael A. Bell and Karen L. Bell, the within named bargainor by the said Bruce Jones as such Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 8th day of December, 2014.

Notary Public

My Commission Expires:

