When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

BILL CARRETT, Davidson County
Trans:T20150029101 DEEDWARR
Recvd: 04/17/15 13:08 2 pgs
Fees:13.00 Taxes:592.00
20150417-0034289

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-0386

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Rachelle Caudill
Affiant

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS

Notary Public
Commission Expires: 4/17/16

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Jon Bella Christie Ann Sullins 4004 Hoggett Ford Drive Hermitage, TN 37076	Magna Bank 6525 Quail Hollow Rd., Ste. 300 Memphis, TN 38120	097020A24800 CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Lisa M. Weldon, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Jon Bella and Christie Ann Sullins, both unmarried, as tenants in common with rights of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 248 on the plan of Villages of Riverwood, Section One, Phase 3A, Revision One of record in Instrument No. 20110630-0050230, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lisa Weldon, single, by Warranty Deed from Kevin Schwab, unmarried, dated 04-30-2014 and recorded 05-06-2014 in Instrument No. 20140506-0038285, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4004 Hoggett Ford Drive, Hermitage, TN 37076.

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 so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of April, 2015.

Lisa M. Weldon

STATE OF TENNESSEE :
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Lisa M. Weldon
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of April, 2015.

Notary Public
My Commission Expires: 5-22-18

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-24-2014

5/22/18 BR

(Notary Seal)