BILL GARRETT, Davidson County
Trans: T20150033560 DEEDWARR
Recvd: 05/01/15 15:55 2 pgs
Fees: 13.00 Taxes: 351.50
20150501-0039696

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Katie Bell

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF Apr.l, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-19-16

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
KATIE BELL	New Owner	119-10-0/212.00
(NAME) 244 COLLIER AVENUE	(NAME)	
(ADDRESS) NASHVILLE, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, I, JACQULYN ACTON, UNMARRIED, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATIE BELL, A SINGLE WOMAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 45 FEET OF THE SOUTHERLY 125 FEET OF LOT 14 AND THE EASTERLY 45 FEET OF THE SOUTHERLY 125 FEET OF LOT NO. 13 OF BLOCK "F" ON THE PLAN OF WOODBINE COURTS, PART II, NOT OF RECORD.

SAID PORTIONS OF LOTS 13 AND 14 ADJOIN AND FRONT TOGETHER 90 FEET ON THE NORTHERLY MARGIN OF COLLIER AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES A DISTANCE OF 125 FEET TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO LESTER ACTON AND WIFE, JACQULYN ACTON, BY WARRANTY DEED FROM OCWEN FEDERAL BANK, FSB, RECORDED ON JANUARY 13, 1990, OF RECORD IN BOOK 10427, PAGE 843 AND RE-RECORDED TO CORRECT THE SPELLING OF WIFE'S FIRST NAME ON APRIL 24, 1997 IN BOOK 10755, PAGE 889, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LESTER ACTON IS DECEASED. HIS DATE OF DEATH WAS JULY 30, 2013.

This is improved property, known as 244 COLLIER AVENUE, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of

record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 24th day of April, 2015.

JACQULYN ACTON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JACQULYN ACTON, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 24th day of April, 2015.

NOTARY PUBLIC
My commission expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY