Davidson County DEEDWARR
Recvd: 05/18/15 14:54 3 pgs
Fees:18.00 Taxes:573.50
20150518-0045646

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $155,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th day of May, 2015.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Allison Manning, unmarried woman	Bank of Tennessee	05914011300
(NAME)	(NAME)	
766 Ringgold Drive	301 E. Center Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Kingsport, TN 37660	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Bell Property Investments, LLC,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Allison Manning, unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the plan of Hayes Manor, Section I, of record in Book 3600, page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hyuson S. Hawkins, Jr. and wife, Frances Hawkins by deed from William O. Simpkins and wife, Doreene D. Simpkins, dated 11/24/1965, recorded on 11/29/1965, in Book 3963, Page 87, Register's Office of Davidson County, Tennessee. The said Frances Hawkins have since deceased. Being the same property further conveyed to Cheryl Gervais by deed from Hyluson Hawkins, Jr., dated 05/20/2014, recorded on 05/22/2014, in Instrument No. 20140522-0044385, Register's Office of Davidson County, Tennessee. The said Hyluson Hawkins, Jr being one in the same as Hyluson S. Hawkins, Jr. Being the same property further conveyed to Andy Maloney, as Trustee for The 766 Ringgold Drive Trust by deed from Cheryl Gervais, dated 09/05/2014, recorded on 09/15/2014, in Instrument No. 20140915-0083971, Register's Office of Davidson County, Tennessee. Being the same property further conveyed to Bell Property Investments, LLC by deed from Andy Maloney, as Trustee for the 766 Ringgold Drive Trust, dated 09/09/2014, recorded on 10/09/2014, in Instrument No. 20141009-0093625, Register's Office of Davidson County, Tennessee.

2015 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 766 Ringgold Drive, Nashville, TN 37207

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(S), forever. I/We covenant with said GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/their successors 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.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 15th day of May, 2015.

Bell Property Investments, LLC

Bradford Bell

By: Bradford Fielding Bell
Its: Chief Manager

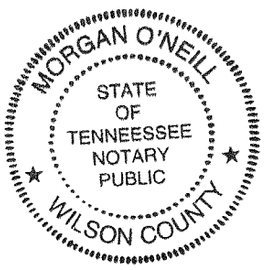
STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Bradford Fielding Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Chief Manager of Bell Property Investments, LLC, the within named bargainor, a limited liability company, and that such Chief Manager executed the foregoing instrument for the purposes therein contained, by personally signing the name of Bell Property Investments, LLC as Chief Manager.

Witness my hand and official seal, at office, on this the 15th day of May, 2015.

Morgan O'Neill

Notary Public
My commission expires: 3-27-18



Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Celia Stewart Rouse, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 2/1/2029

