WARRANTY DEED

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward D. Thornhill	Guaranty Trust	161050A01500CO
(NAME)	(NAME) Robert	
714 Ashlawn Place	314 Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Cindy Danell McClearen, now known as, Cindy McClearen Bell, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Edward D. Thornhill,** 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 Unit No. A-14 on the Plan of Ashlawn Place Condominiums, as shown on Exhibit A-2 of the Master Deed of Record in Book 6607, Page 596, amended in Book 7169, Page 550, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cindy Danell McClearen, by Deed from Bonnie G. Long, unmarried, recorded on March 21, 2007, of record in Instrument Number 20070321-0034517, Register's Office for Davidson County, Tennessee. Cindy Danell McClearen having since married, Gerard Mackenzie Bell and is now known as Cindy McClearen Bell.

Gerard Mackenzie Bell joins in the execution of this Deed to convey all his rights in subject property by virtue of his marriage to Cindy Danell McClearen, n/k/a, Cindy McClearen Bell.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 714 Ashlawn Place, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20150038857 DEEDWARR
Recvd: 05/19/15 12:06 2 pgs
Fees: 13.00 Taxes: 410.33

20150519-0046082

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 do 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 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 my/our hands this 14th day of May, 2015.

Cindy Danell McClearen, n/k/a
Cindy McClearen Bell

Gerard Mackenzie Bell

State of Tennessee
County of Williamson

Personally appeared before me Cindy Danell McClearen, n/k/a Cindy McClearen Bell and Gerard Mackenzie Bell, wife and husband, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of May, 2015.

Notary Public Brenda R. Lehman
My Commission Expires: 3/24/19

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 10358

Map and Parcel 161050A01500CO
For Information purposes only, the property address is purported to be:
714 Ashlawn Place, Nashville, TN 37211