Davidson County DEEDWARR
Recvd: 06/01/15 08:14 3 pgs
Fees:18.00 Taxes:962.00
20150601-0049960

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043727** 32363	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Affiant Subscribed and sworn to before me, this 28th day of May, 2015. Notary Public My Commission Expires: _____ KAREN FORD MARLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Palen Rhodes and Gwendolyn Trapp 7213 Wexford Point Nashville TN 37221-4623	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141-15-0D-026.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jesse Bell and Julie Bell, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Palen Rhodes, unmarried and Gwendolyn Trapp, unmarried, as joint tenants with right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 26, PHASE 1, SHEFFIELD ON THE HARPETH, as shown on plat of record in Plat Book 6900, Pages 10 and 11, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed from Bill G. Lazarus by Warranty Deed to Jesse Bell and wife, Julie Bell, recorded on the 29th day of March, 2012 in Instrument No. 20120329-0026603, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, SHEFFIELD ON THE HARPETH, as recorded in Plat Book 6900, Page(s) 10 and 11, Boundary Plats recorded in Plat Book 6900, Page 9 and Plat Book 6900, Page 395.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6925, Page 900 and Book 7145, Page 954.

Terms and provisions of by-Laws recorded in Book 7145, Page 964 and Book 8146, Page 463. Charter of Sheffield on the Harpeth Homeowners Association recorded in Book 6939, Page 984.

This is improved property located at 7213 Wexford Point Nashville TN 37221-4623

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of May, 2015.

Jesse Bell

Julie Bell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jesse Bell and Julie Bell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2015.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016