Prepared by:
Costner Law Office, PLLC
725 Cool Springs Blvd STE 600
Franklin, TN 37064
File #: TNP152226

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant



Subscribed and sworn to before me, this 22nd day of October, 2015.

Notary Public
My commission expires: 3/3/19

Address of New Owner:	Send Tax Bills to:	Tax Information
Emily Justine Bell	Emily Justine Bell	119-08003.00
402 Wimpole Dr.	402 Wimpole Dr.	
Nashville, TN 37211	Nashville ~~Spring Hill~~, TN 37211	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged **Mary J. Taylor, married and Joyce M. Davis, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Emily Justine Bell, unmarried** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows: to- wit:

Being Lot No. 175 on the Plan of Glencliff Estates, Section VII, as of record in Book 2331, Page 73, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marvin O. Bridges and wife, Mary R. Bridges, Mary L. Taylor and Joyce M. Davis from Karen A. West, Executrix of the Estate of Thelma H. Howse, Karen A. West and Raymond Skidmore by Warranty Deed dated April 30, 1999, and recorded in Book 11488, Page 162, consideration amount of $100,000.00, Davidson County Register's Office. Marvin O. Bridges having since died intestate, November 24, 2012, leaving Mary R. Bridges as the surviving tenant by the Entirety of his interest in said property. Mary R. Bridges having since died intestate April 22, 2015, leaving Mary L. Taylor and Joyce M. Davis as her sole heirs.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The subject property is neither the principal residence of the Grantor nor his/her spouse nor any dependent.

This property is improved property known as 402 Wimpole Dr., Nashville, Tennessee 37211

The Subject property is neither the principle residence of Mary L. Taylor, Grantor, nor her spouse nor any dependent.

The Subject property is neither the principle residence of Joyce M. Davis, Grantor, nor her spouse nor any dependent.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is

Davidson County DEEDWARR
Recvd: 10/26/15 13:27 3 pgs
Fees:18.00 Taxes:647.50
20151026-0108667

unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 22nd day of October, 2015.

Joyce M. Davis

Mary J. Taylor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joyce M. Davis and Mary J. Taylor ~~Brady Saunders~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 22nd day of October, 2015.

SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee at Large

My Commission expires: 6/24/2018

True Copy Certification

I, Cari Mule' 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Cari Mule', 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: 03/3/19

