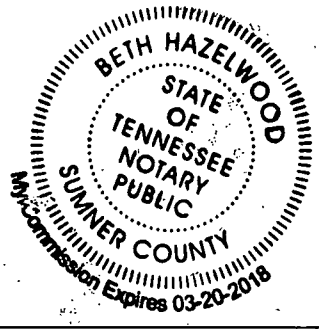
10074
book13

BILL GARRETT, Davidson County
Trans:T20150091743 DEEDWARR
Recvd: 10/28/15 09:50 2 pgs
Fees:13.00 Taxes:684.50
20151028-0109564



STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$185,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONALD BELL, ET UX	PHH Mortgage	**149-07-0A-094.00.CO**
(NAME) **913 SEPTO COURT**	(NAME) 1 Mortgage Way	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS) Mt Laurel NJ 08054	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MEGHANN SACHS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD BELL AND ANGELA BELL, HUSBAND AND WIFE,** 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 Lot No. 94, Section 1 on the Plan of Chelsea Village, of record in Plan Book 7900, page 120, revised in Instrument No. 20030203-0014146 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Meghann Sachs from Household Financial Center, Inc., by Special Warranty Deed dated October 1, 2013, of record in Instrument No. 20131028-0111637, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 7900, page 120, revised in Instrument No. 20030203-0014146; Declaration of Covenants and Restrictions of record in Book 8082, page 329, Book 8083, page 386, and Book 8842, page 434; Charter of record in Book 8813, page 192; Open Space of record in Book 8838, page 542; and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **913 SEPTO COURT, ANTIOCH, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, except for that certain Deed of Trust referenced herein; 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 hand this 22 day of October, 2015.

Meghann Sachs

MEGHANN SACHS

STATE OF INDIANA
COUNTY OF Marion

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Meghann Sachs**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22 day of October, 2015.

My Commission Expires: 5-14-16

NOTARY PUBLIC SEAL INDIANA

Robin L. Clark

Notary Public