Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1656

Davidson County DEEDWARR
Recvd: 11/30/15 12:03 2 pgs
Fees:13.00 Taxes:1350.50
20151130-0120415

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of November, 2015

Notary Public
Commission Expires: 10/17/16

D. MACKEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-17-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Colin Bell 1820 Apple Ridge Cir. Nashville, TN 37211	First Community Mtg 245 Heritage Park Murfreesboro, TN 37129	172-14-0A-113.00

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/WE,

Jesus Alejandro Cisneros, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Colin Bell and Brittney 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. 42 on the Plan of Wexford Downs, Section Three, a Planned Unit Development, as of record in Instrument Number 20000810-0079246, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jesus Alejandro Cisneros by Quitclaim Deed from Kari Elizabeth Pickering Cisneros (pursuant to terms of Final Decree of Divorce filed 1/25/11 as Docket No. 10D-3001 in the Eighth Circuit Court for Davidson County, Tennessee), said Quitclaim Deed being dated 2/15/11 and recorded 2/16/11 in Instrument Number 20110216-0013280; and the same property previously conveyed to Jesus A. Cisneros and Kari P. Cisneros, husband and wife, by Warranty Deed from Woody Ratterman, III and Rebecca Ratterman, husband and wife, dated 4/25/08 and recorded 4/29/08 in Instrument Number 20080429-0043494, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1820 Apple Ridge Cir., Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of November, 2015.

Jesus Alejandro Cisneros
Jesus Alejandro Cisneros

Tibisay Carolina Cisneros
Tibisay Carolina Cisneros

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jesus Alejandro Cisneros and Tisisay Carolina Cisneros** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 25th day of November, 2015.

Sarah Simmons
Notary Public
My Commission Expires: 5/8/2018

(Notary Seal)



True Copy Certification

I, Yvette Meldrum, 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.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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:

