Davidson County DEEDWARR
Recvd: 02/03/16 08:29 3 pgs
Fees:18.00 Taxes:814.80
20160203-0010370

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $220,216.00.

Affiant

Subscribed and sworn to before me, this 20th day of January, 2016.

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 17, 2018

Notary Public
My commission expires: 04/17/16

05-1510-66729

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
John Bell 1118 Chester Avenue Nashville TN 37206	Same	072-14-0-082.00

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 P. Hastings f/k/a Mary P. Reynolds, a married woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John Bell and Chelsea Bell, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 11, on the Plan of Chesterfield Place, of record in Book 332, Page 147, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary P. Reynolds by deed from LCWH, LLC and LCA Financial Management, LLC, dated September 15, 2011, recorded September 30, 2011, of record in Instrument No. 20110930-0075805, Register's Office for Davidson County, Tennessee.

Randy Hastings, husband of Mary P. Hastings joins in the execution of this instrument, to waive his marital interest, if any, in subject property.

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.

This property is improved property known as 1118 Chester Avenue, Nashville, TN 37206.

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 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 20th day of January, 2016.

Mary P. Reynolds Hastings

Randy Hastings

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mary P. Reynolds Hastings and Randy Hastings**, 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 Dickson, TN, this 20th day of January, 2016.

Deanna F. Wood

State of Tennessee at Large

DEANNA F. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-21-2018

My Commission expires: ~~04/17/16~~

True Copy Certification

I, Dellana Lowhorn, 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

State of TN

County of Davidson

Personally appeared before me, John A Bell Jr, a notary public for this county and state, Dellana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JOHN A. BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____
Notary' Seal (if on paper)