WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/20/16 08:05 2 pgs
Fees:13.00 Taxes:388.50
20160520-0050459



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $105,000.00

Affiant

Subscribed and sworn to before me this 16th day of May, 2016

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Dwayne L. Bell	New Owner	05112004500
4500 Queens Lane		
Nashville, TN 37218		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William F. Caruthers and Mahalia A. Caruthers, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Dwayne L. Bell and Beverly W. Bell, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being part of Lot 3 on the Plan of the lands of N.O. Love, deceased, as of record in Minute Book 7, Page 176, County Clerk for said County, described according to a survey made by H. Gee, Surveyor, May 17, 1958, as follows:

Beginning on the northerly margin of Coreland Drive, at a point 241 feet east of the southeast corner of the property conveyed to Melvin Lester Arnold and wife, by deed from W.A. Core and wife, as of record in Book 2859, Page 447, Register's Office for said County; thence with the northerly margin of said Drive, South 74 degrees 32 minutes East 120 feet; thence northwardly and parallel with the easterly line of said Arnold property, 160 feet, more or less, to the southerly line of the plan of Morningside Heights, Sec. 1, in Book 1130, Page 76, Register's Office for said County; thence with said line, North 74 degrees 32 minutes West 120 feet to a point 241 feet east of the northeast corner of said Arnold Property; thence southwardly 160 feet, more or less, to the beginning.

Being the same property conveyed to William F. Caruthers and Mahalia A. Caruthers, husband and wife from Lawrence N. Alexander, Jr., unmarried by Warranty Deed on December 5, 2003, of record in Instrument Number 20031216-0179359 and re-recorded in Instrument Number 20041207-0145873, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4772, Page 653, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **1321 Coreland Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 16, 2016.

William F. Caruthers

Mahalia A. Caruthers

STATE OF TENNESSEE
COUNTY OF DAVIDSONB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William F. Caruthers and Mahalia A. Caruthers** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 16, 2016

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, 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, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.