WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160046214 DEEDWARR
Recvd: 06/01/16 15:23 2 pgs
Fees:13.00 Taxes:1132.20
20160601-0055235

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$XXXXXX~~ $306,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE ~~23RD~~ DAY OF MAY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/8/18

DAVIDSON COUNTY, TN
STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1978B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Thomas B. Bess and Kendra C. Bess	Farmington Mortgage	147-09-0-056.00
5051 Marchant Drive	2002 Richard Jones Rd. Ste 300A	
Nashville, TN 37211-5165	Nashville TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BETTY S. ERVIN AKA BETTY P. ERVIN, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THOMAS B. BESS AND KENDRA C. BESS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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. 88 on the Plan of re-subdivision of part of Crievewood, as of record in Book 2330, page 90, Register's Office for said County.

Said Lot .No. 88 fronts 80 feet on the Westerly side of Marchant Drive and runs back 299.2 feet on the Southerly line and 312 feet on the Northerly line, to a dead line in the rear, measuring 146 feet thereon.

Being the same property conveyed to Robert Ervin and wife, Betty P. Ervin by Warranty deed from Phillip R. Graves, a widower of record in Book 3312, page 167, Register's Office for Davidson County, Tennessee, dated November 28, 1961 and recorded on November 30, 1961. Betty P. Ervin and Betty S. Ervin being one in the same person. Robert Ervin having since died June 15, 2004, vesting sole title of above said property, to Betty S. Ervin as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2330, Page 90, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers and Storm Drainage of record in Book 5383, Page 218, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2491, Page 278, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3312, Page 167, in the Register's Office for Davidson County, Tennessee.

This is property known as 5051 Marchant Drive, Nashville, TN 37211-5165

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 on the 23rd day of May, 2016.

Betty S. Ervin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, BETTY S. ERVIN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of May, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-1978B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027