BILL GARRETT, Davidson County
Trans:T20160048969 DEEDWARR
Recvd: 06/09/16 13:07 2 pgs
Fees:13.00 Taxes:129.50
20160609-0058451

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167477

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2016. NOTARY PUBLIC My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Staci L. Bell and Anthony L. Bell 1951 Wrencrest Drive Mt. Juliet, TN 37122	New Owner	108 16 0 272.00

FOR AND IN CONSIDERATION of the sum of Thirty Five Thousand and 00/100 Dollars ($35,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DONNA F PENNIX, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **STACI L. BELL AND HUSBAND, ANTHONY L. BELL**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot Number 17-B, Zone Lot Division Lot 15 & 17 of Section 4 of Lakeview Hills Subdivision, of recorded in Plat Book 5200, page 642 as amended in Plat Book 6250, page 212, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Donna F. Penix, by Warranty Deed from Southside Leasing Service, Inc., dated 4/2/1991, recorded 4/3/1991, of record in Book 8322, page 761, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3215 Priest Woods Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 3rd day of May, 2016.

Donna F Penix
By Gary Fouch
Attorney - in - Fact

DONNA F PENNIX BY GARY F. FOUCH, ATTONREY-IN-FACT

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Gary F. Fouch, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Donna F. Penix and acknowledged that she executed the same as the free act and deed of the said Donna F. Penix.

WITNESS my hand and seal, this the 3rd day of May, 2016.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY