WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160060297 DEEDWARR
Recvd: 07/14/16 09:30 2 pgs
Fees:13.00 Taxes:595.70
20160714-0072138

State of Tennessee
County of Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: December 5, 2017

(AFFIX SEAL)

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tracey Faye Brown	Peoples Home Equity	05302001400
(NAME)	(NAME)	
1208 Fuller Street	170 N. Seven Oaks Dr.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Knoxville TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Anthony L. Bell and Staci Bell, married** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tracey Faye Brown, an unmarried woman and Patsy Schuller, an unmarried woman,** 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. 299, on the Plan of Section C2, Village of Old Hickory, of record in Book 1835, Page 29, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Staci Bell and Anthony L. Bell, by deed of record in Instrument No. 20151221-0128112 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1208 Fuller Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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/our hands this 7th day of July, 2016.

Anthony L. Bell

Anthony L. Bell

Staci Bell

Staci Bell

State of Tennessee
County of Davidson

Personally appeared before me Anthony L. Bell and Staci Bell, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of July, 2016.

LaTrece McAdoo

Notary Public
My Commission Expires: _____

File No.: 11060

