WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/09/16 15:08 2 pgs
Fees:13.00 Taxes:240.50
20161109-0118798

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$65,000.00.

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 2nd day of November, 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 Sr.	New Owner	08008027600
4500 Queens Lane		
Nashville, TN		

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, **Katherine L. Catlin**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Dwayne L. Bell Sr. 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 Davidson County, Tennessee, being Lot No. 9 on the Plan of Bordeaux Hills, Section Four, as of record in Book 3600, Page 49, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the north side of Hinkle Drive and extends back 161.85 feet on the east line and 177.7 feet on the west line, to a dead line in the rear, which is a broken line on which it measures 100.25 feet; 69.82 feet of said rear line running along the Tennessee Central Railroad right of way.

Being the same property conveyed to Hayes S. Catlin and wife, Katherine L. Catlin from Cecil B. Stivers and wife, Willie Mai Stivers by Warranty Deed on September 9, 1969, of record in Book 4364, Page 197, Register's Office for Davidson County, Tennessee. Hayes S. Catilin having since died on June 3, 2003 leaving Katherine L. Catlin the surviving tenant.

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 2017 and subsequent years a lien, but not yet due and payable.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3805, Page 783 and Book 3917, Page 529, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Book 4466, Page 658, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3292 Hinkle Drive, Nashville, TN 37218**

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 November 2, 2016.

Katherin L. Catlin by Robert Catlin as Attorney in Fact

Katherine L. Catlin by Robert Catlin as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared ROBERT CATLIN, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for KATHERINE L. CATLIN, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name ROBERT CATLIN, the bargainor(s), by the said KATHERINE L. CATLIN, as Attorney-in-Fact.

WITNESS my hand and seal, this 2ND day of NOVEMBER, 2016.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE 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 NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY