BILL GARRETT, Davidson County
Trans:T20160101339 DEEDWARR
Recvd: 11/16/16 13:39 2 pgs
Fees:13.00 Taxes:832.50
20161116-0120938

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $225,000.00.

Brad Bell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11th day of November, 2016.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Bradford F. Bell	SAME AS NEW OWNER	072100124.00
(NAME)	(NAME)	
PO Box 363		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37204		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Sharon Martin, an unmarried woman and Calvin McGee, Jr., an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Bradford F. Bell**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in the 11th formerly 18th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Bronte Avenue, 297 feet southerly from the south margin of Litton Avenue, the southeast corner of the property conveyed to Floyd W. Primrose and wife by deed from A.F. Primrose of record in Book 967, page 781, Register's Office for said county; thence Floyd W. Primrose's southerly line, in a westerly direction 115 feet, more or less, A.F. Primrose's original west boundary line; thence with said line southerly 75 feet, more or less, to a point, thence easterly 111 feet 6 inches, more or less, to the westerly margin of Bronte Avenue, thence northerly with the westerly margin of said Avenue, 75 feet, more or less, to the point of beginning.

Being the same property conveyed to Sharon Martin and Calvin McGee, Jr. by deed from Jeanette McGee, widow, of record in Instrument No. 20140226-0016330, said Register's Office.

This property is __unimproved _X_improved property known as: 2833 Bronte Avenue, Nashville, TN 37216.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same

is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 11th day of November, 2016.

Sharon Martin

Sharon Martin

Calvin McGee, Jr.

Calvin McGee, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon Martin and Calvin McGee, Jr., the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of November, 2016.

Notary Public

My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122