

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $399,900.00

Affiant

Subscribed and sworn to before me, this 18th day of November, 2016.

Notary Public

My commission expires: 11/5/18

BILL GARRETT, Davidson County
Trans:T20160103953 DEEDWARR
Recvd: 11/23/16 15:09 2 pgs
Fees:13.00 Taxes:1479.63
20161123-0124036

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Steven Bell **Catrina Bell**	FARMINGTON MORTGAGE	**091060X00100C0**
5812 A Morrow Road	2002 RICHARD JONES RD. #300A	
Nashville, TN 37209	NASHVILLE, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jonathan E Bennie, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven Bell and Catrina Bell, husband and wife

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:

A certain condominium located in Davidson, County, Tennessee, being Unit A of Homes at 5812 Morrow Road, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under Declaration of Covenants, Conditions, and Restrictions of Homes at 5812 Morrow Road, of record in Instrument No. 20160226-0018515, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions, and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions, and Restrictions.

Being the same property conveyed to Jonathan E Bennie, from Linda S. Hargrove-Grube, a married woman, by Warranty Deed dated December 8, 2015, of record in Instrument No. 20151210-0124500, Register's Office for Davidson County, Tennessee.
Subject property was never the sole principal residence of said Grantor, spouse, heirs nor assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 5812 A Morrow Road, Nashville, TN 37209.

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 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/our hand(s) this 18th day of November, 2016.

Jonathan E Bennie

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jonathan E Bennie, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2016.

Notary Public

My Commission Expires: DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON