Prepared and Record and Return to:

Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

Davidson County	DEEDWARR
Recvd: 12/14/16 15:25	2 pgs
Fees:13.00 Taxes:592.00	
20161214-0131342	

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of December, 2016.

Notary Public
My commission expires: 3/7/17

JULIE E. DYESS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

02-1610-50077

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Chasity M, Bell 138 Shiaway Court Nashville TN 37217	New Owner	149-02-0-F-020.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Megan S. Forester, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Chasity M. Bell, unmarried**, hereinafter called the Grantees, their successors 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 Unit No. 20, on the Plan of Raven's Retreat formerly: Vale Ridge Townhomes, a Planned Unit Development, as shown on Exhibit "B" in the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20070312-0030453; Instrument No. 20110818-0064149; Instrument No. 20120606-0049559; and Instrument No. 20141024-0098102, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Meghan S. Forester, an unmarried woman by deed from J2K Builders, LLC, dated November 26, 2014, recorded December 2, 2014, of record in Instrument No. 20141202-0110372, Register's Office for Davidson County, Tennessee. Megan S. Forester is erroneously referred to as Meghan S. Forester in prior deed.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 138 Shiaway Court, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 12th day of December, 2016.

Megan Forester
Megan S. Forester

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson JED 12/12/16

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Megan S. Forester**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in ~~Brentwood~~, TN, this 12th day of December, 2016.

Julie E Dyess
Notary Public

My Commission expires: 3/7/17

JULIE E. DYESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019