Mail

WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170016270 DEEDWARR
Recvd: 02/24/17 09:30 2 pgs
Fees:13.00 Taxes:740.00

20170224-0018459

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of February, 2017.

Notary Public

My commission expires: 10-23-17
(AFFIX SEAL)

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gary K. Hargis, Jr. Carrie L. Hargis	~~F & M Bank~~ New Owner	Map 142-10-0 Parcel 094.00
701 Baugh Road	~~PO Box 451~~	
Nashville, TN 37221	~~Clarksville, TN 37041~~	

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

Michael E. Bell, Deborah F. Haffner, Jeffrey Porter, Jared Porter, Jana Stephenson, and Richard C. Bell, Devisees under the Last Will and Testament of Catherine L. Bell, joined by Michael E. Bell, as Executor under the Last Will and Testament of Catherine L. Bell

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

Gary K. Hargis, Jr. and Carrie L. Hargis, 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:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Green Meadows, Section One, of record in Book 5050, Page 92, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to V. C. Bell and wife, Catherine L. Bell, by Deed dated September 1, 1978 from Robert B. Hendley and Douglas C. Whiteside, of record in Book 5375, Page 616, Register's Office for Davidson County, Tennessee. The said V. C. Bell (a/k/a Valter C. Bell) and Catherine L. Bell having since died. The said Valter C. Bell having predeceased Catherine L. Bell on October 29, 2004, and the said Catherine L. Bell having died testate on June 9, 2015, pursuant to the Last Will and Testament of Catherine L. Bell which was admitted to Probate under Case No. 15P-1811, filed December 10, 2015, in the Circuit Court of Davidson County, Tennessee, Probate Division. Subject property is vested in her devisees, Michael E. Bell, Deborah F. Haffner, Richard C. Bell, Jeffrey Porter, Jared Porter, and Jana Stephenson, with Michael E. Bell as Executor of the estate.

This instrument is being executed on behalf of Deborah F. Haffner, pursuant to a Power of Attorney executed by same on the 24th day of October, 2016, of record in Instrument No. 20170224-0018454, Register's Office for Davidson County, Tennessee; on behalf of Jared Porter, pursuant to a Power of Attorney executed by same on the 31st day of October, 2016, of record in Instrument No. 20170224-0018455, Register's Office for Davidson County, Tennessee; on behalf of Jeffrey Porter, pursuant to a Power of Attorney executed by same on the 28th day of October, 2016, of record in Instrument No. 20170224-0018456, Register's Office for Davidson County, Tennessee; on behalf of Jana Stephenson, pursuant to a Power of Attorney executed by same on the 28th day of October, 2016, of record in Instrument No. 20170224-0018457, Register's Office for Davidson County, Tennessee; and on behalf of Richard C. Bell, pursuant to a Power of Attorney executed by same on the 26th day of October, 2016, of record in Instrument No. 20170224-0018458, Register's Office for Davidson County, Tennessee.

The subject property is not now nor ever has been the principal residence of the Grantors' spouses.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 5050, Page 92, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 5376, Page 552, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **701 Baugh Road, Nashville, TN 37221**

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 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 hand(s) this ~~31st~~ 15th day of ~~January~~ February, 2017.

Michael E. Bell, as Executor under the Last Will and Testament of Catherine L. Bell

Deborah F. Haffner, Devisee, by Michael E. Bell, Attorney-in-Fact

Jared Porter, Devisee, by Michael E. Bell, Attorney-in-Fact

Richard C. Bell, Devisee, by Michael E. Bell, Attorney-in-Fact

Michael E. Bell, Devisee

Jeffrey Porter, Devisee, by Michael E. Bell, Attorney-in-Fact

Jana Stephenson, Devisee, by Michael E. Bell, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Michael E. Bell, Executor under the Last Will and Testament of Catherine L. Bell,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of Feb., **2017.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15 day of Feb., 2017, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within **Michael E. Bell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Deborah F. Haffner, Jeffrey Porter, Jared Porter, Jana Stephenson, and Richard C. Bell,** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Deborah F. Haffner, Jeffrey Porter, Jared Porter, Jana Stephenson, and Richard C. Bell,** for the purpose therein contained, by signing the name of **Deborah F. Haffner, Jeffrey Porter, Jared Porter, Jana Stephenson, and Richard C. Bell,** by himself as Attorney-in-Fact

Witness my hand and official seal at Nashville, Tennessee, this 15 day of Feb., **2017.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY