BILL GARRETT, Davidson County
Trans: T20170018930 DEEDWARR
Recvd: 03/06/17 09:26 2 pgs
Fees: 13.00 Taxes: 1628.00

20170306-0021645

WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of March, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 03-07-17

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas A. Bell	NEW OWNER	160-11-0A
(NAME)	(NAME)	(MAP)
5509 Hearthstone Lane		043.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, 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, Robert Kennedy Elkins, as Executor of the Estate of Bobby S. Elkins, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Douglas A. Bell and Linda D. Bell, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Phases II, III and IV, Hemmingwood, of record in Plat Book 6900, Page 7 and 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bob S. Elkins by Warranty deed from Homes by Heritage, Inc., a Tennessee corporation of record in Book 7503, page 371, Register's Office for Davidson County, Tennessee, dated March 29, 1988 and recorded on March 30, 1988.

The said Bob S. Elkins died on September 29, 2015, leaving a Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Nashville, Tennessee, Probate Division, Docket No. 15P1898. Pursuant to the Order Approving Contract for Sale of Real Property, Docket No. 15P1898 and Appointment of Robert Kennedy Elkins as the Personal Representative and Executor of the Estate, this transfer is effectuated by the Executor acting solely and according to said Order.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5509 Hearthstone Lane, Brentwood, Tennessee 37027

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 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 3rd day of March, 2017.

Estate of Bobby S. Elkins

BY: Robert Kennedy Elkins Personal Representative and Executor of the Estate of Bobby S. ELKINS
Robert Kennedy Elkins, Personal Representative and Executor of the Estate of Bobby S Elkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Robert Kennedy Elkins; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the Personal Representative and Executor of the Estate of Bobby S Elkins(s), and that he executed the foregoing instrument for the purpose therein contained be signing for the Estate of Bobby S Elkins..

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 3rd day of March, 2017.

Notary Public

My Commission Expires: 1/6/2020

