Davidson County DEEDWARRSP
Recvd: 05/05/17 16:25 4 pgs
Fees:23.00 Taxes:1017.50
20170505-0045126

This Instrument Prepared By (and return to):
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File #29620-1
Box #14

NEW OWNER	SEND TAX BILL	MAP / PARCEL
Timothy L. Bradley 313 Oceola Avenue Nashville, TN 37209	Same	09114013000

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 5th day of May 2017 by and between Michael E. Bell, Deborah F. Haffner, Richard C. Bell, Jeffrey Porter, Jared Porter and Jana Stephenson, together with Michael E. Bell as Executor of The Estate of Catherine L. Bell (hereinafter collectively referred to as "Grantors"), and Timothy L. Bradley (hereinafter referred to as "Grantee").

WITNESSETH

THAT for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantors have bargained and sold, and do hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Nashville, Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being part of Lot No. 2 on the Map of the C.C. Vernon Farm, as of record in Book 161, Page 164, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 BEGINS at a point 137.9 feet from Charlotte Pike on the West line of Osceola Avenue and follows said West line of Osceola Avenue from said point southwardly 50 feet to a point; thence, at right angles and in a westerly direction and parallel with Charlotte Pike 90 feet to a point; thence, at right angles and in a northerly direction and parallel with Osceola Avenue 50 feet to a point; thence, at right angles and in an easterly direction and parallel with Charlotte Pike 90 feet to the POINT OF BEGINNING.

BEING all of the same property conveyed to V.C. Bell and wife, Catherine L. Bell by Warranty Deed dated September 16, 1960 from James Watt Brown and wife, Mildred Brown, of record in Book 3248, Page 521, 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. The said Catherine L. Bell having since died testate on June 9, 2015 and pursuant to that 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 & Jana Stephenson, with Michael E. Bell, Executor of the estate.

THIS is improved commercial property known as 313 Oceola Avenue, Nashville, TN 37209.

Michael E. Bell joins in execution of this Deed as Executor of The Estate of Catherine L. Bell to affirm that said Estate has no interest in the property herein conveyed.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, his heirs and assigns in fee simple forever.

Grantors covenant that they are lawfully seized in fee and possessed of the Real Estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit A attached hereto and incorporated herein by reference; and Grantors do hereby covenant with Grantee that title to the Real Estate Grantors will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantors have executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

Michael E. Bell

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

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

Richard C. Bell, by Michael E. Bell as Attorney in Fact

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

Jeffrey Porter, by Michael E. Bell as Attorney in Fact

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

Jared Porter, by Michael E. Bell as Attorney in Fact

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

Jana Stephenson, by Michael E. Bell as Attorney in Fact

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

Michael E. Bell, Executor of The Estate of Catherine L. Bell

Michael E. Bell, Executor of The Estate of Catherine L. Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared 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 each of the following individuals: Deborah F. Haffner, Richard C. Bell, Jeffrey Porter, Jared Porter and Jana Stephenson; 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, Richard C. Bell, Jeffrey Porter, Jared Porter and Jana Stephenson, for the purpose therein contained, by signing the names of Deborah F. Haffner, Richard C. Bell, Jeffrey Porter, Jared Porter and Jana Stephenson by himself as Attorney-in-Fact.

WITNESS my hand and seal at office in Nashville, Tennessee, this 5th day of May 2017.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael E. Bell, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument, both individually and as Executor of the Estate of Catherine L. Bell, for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 5th day of May 2017.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me this
5th day of May 2017.

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

Notary Public
My Commission Expires:

EXHIBIT A
PERMITTED ENCUMBANCES

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2017 and subsequent years, not yet due and payable. Map and Parcel 09114013000.

3. All Matters as shown on the Plan of record in Plat Book 161, Page 164, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019