17-0186

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NEW OWNER:

David W. Ferrara
1925 Pinehurst Drive
Nashville, TN 37216

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 17-0339 LB

Map/Parcel ID:
072-12-0-191.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170051528 DEEDWARR
Recvd: 06/16/17 09:55 2 pgs
Fees:13.00 Taxes:980.50
20170616-0060525

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Sixty-Five Thousand and 00/100 Dollars** ($**265,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, ~~AND~~ TLB **THELMA L. BELL, an unmarried woman,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **DAVID W. FERRARA, a single person,** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Being Lot No. 320 on the Plan of Section Three, Burchwood Gardens, as of record in Book 2900, page 116, Register's Office for said County.

Said Lot No. 320 fronts 82.51 feet on the Northwesterly side of Pinehurst Drive, and extends back 210.03 feet on the Northeasterly line and 222 feet on the Southwesterly line, to a dead line, which is a broken line, on which it measures 102.82 feet thereon

Being the same property conveyed to John Allen Bell and wife, Thelma L. Bell by Warranty deed from Billy H. Wallace and wife, Betty S. Wallace of record in Book 4621, page 240, Register's Office for Davidson County, Tennessee, dated July 12, 1972 and recorded on July 24, 1972. John Allen Bell died May 11, 1998, leaving Thelma L. Bell as sole owner of said subject property.

This is IMPROVED property being also known as 1925 Pinehurst Drive Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 12 day of **June, 2017**.

Thelma L. Bell

THELMA L. BELL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, AND THELMA L. BELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12 day of **June, 2017**.

Crystal Routon

NOTARY PUBLIC

CRYSTAL I ROUTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My commission expires: 6/21/2020

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The actual consideration or value, whichever is greater, for this transfer is $ **265,000.00** .

Alisa J Neill

AFFIANT

Sworn to and subscribed to before me this 12 day of **June, 2017**.

Crystal Routon

NOTARY PUBLIC

CRYSTAL I ROUTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My commission expires: 6/21/2020