RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $130,000.00.

Sandy Ballard
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th day of June, 2017.

Notary Public

My commission expires: 1-9-18

DENISE L. GREGORY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170051672 DEEDWARR
Recvd: 06/16/17 12:25 2 pgs
Fees:13.00 Taxes:481.00
20170616-0060713

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Happy Homes LLC		05913000604
(NAME)	(NAME)	
141 McNiel Dr.	Same as New Owner	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128-4506		

Warranty Deed

For and in Consideration of the sum of $130,000.00 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 **Bell Property Investment, LLC,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Happy Homes LLC**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land located in the 13th Civil District of Davidson County, State of Tennessee, and more particularly described as follows:

Being a part of the Treppard Tract, J. R. Coarsey, Trustee, as follows:

Beginning at an iron pin in the Southerly R.O.W. line of Kings Lane, said iron pin being 740 feet easterly from the northwest corner of the Treppard Tract; thence, easterly along said southerly R.O.W. line of Kings Lane, 200 feet alonga curve having a radius of 3844.4 feet to an iron pin; thence south 14 deg. 20' east 356.4 feet to an iron pin; thence south 54" 02' west along the northerly margin of Lot No. 123 (erroneously shown as Lot No. 223 in previous deeds), Treppard Heights Subdivision, Sec. No. 7, of record in Book 2900, Page 13, Register's Office for Davidson County, Tennessee, 20 feet to a concrete monument; thence south 22 deg. 09' west 161.1 feet to an iron pin, said iron pin being the northwest corner of lot No. 122 (erroneously shown as Lot No. 221 in previous deeds) and the northeast corner of Lot No. 121 (erroneously shown as Lot No. 220 in previous deeds) Treppard Heights Subdivision, Sec. No. 7, of record in Book 2900, Page 13, Register's Office for said County; thence south 18' 02' west 101 feet to an iron pin in the northerly boundary line of Lot No. 120 (erroneously shown as Lot No. 219 in previous deeds}, Treppard Heights Subdivision, Sec. No. 7, of record in Book 2900, Page 13, Register's Office for said County, thence north 13' 30' west 646.5 feet to the point of beginning, containing 2.24 acres, more or less.

BEING THE SAME PROPERTY CONVEYED TO BELL PORPERTY INVESTMENT, LLC BY WARRANTY DEED DATED 11/19/14 AND RECORDED 12/17/14 IN INSTRUMENT NUMBER 20141217-0115302, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is __unimproved _X_improved property known as: 3241 Kings Lane, Nashville, TN 37218.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

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.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 15th day of June, 2017.

Bell Property Investment LLC

BY: Bradford F. Bell
Bradford F. Bell, Sole Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Bradford F. Bell, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member (or other officer authorized to execute the instrument) of Bell Property Investments, LLC, the within named bargainor, a limited liability company, and that as such Sole Member, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Sole Member of said LLC.

Witness my hand and official seal, at office, on this the 15th day of June, 2017.

Notary Public
My commission expires: 3-27-18



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122