Davidson County DEEDWARR
Recvd: 06/19/17 14:08 3 pgs
Fees:18.00 Taxes:1202.50
20170619-0061372

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2017.

Notary Public
My commission expires: 11/18/18

JANIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

02-1705-50216

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Angelena R. Bell 7373 Sugarloaf Drive Nashville TN 37211		181-01-0-B-189.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carol R. Bean and Kenneth W. Bean, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Angelena R. Bell, an unmarried woman**, hereinafter called the Grantees, their successors 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. 113, on the Plan of Section Three, Addition to Sugar Valley, a Planned Unit Development, of record in Instrument No. 20050629-0074915, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carol R. Bean and Kenneth W. Bean, wife and husband by deed from Yazdian Construction, Inc., a Tennessee corporation, dated July 7, 2006, recorded July 11, 2006, of record in Instrument No. 20060711-0082967, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7373 Sugarloaf Drive, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of June, 2017.

Carol R. Bean
Carol R. Bean

Kenneth W. Bean
Kenneth W. Bean

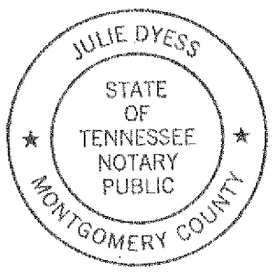
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Carol R. Bean and Kenneth W. Bean**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of June, 2017.

Julie Dyess
Notary Public

My Commission expires: 8/11/20



TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

