BILL GARRETT, Davidson County
Trans:T20170064792 DEEDWARR
Recvd: 07/28/17 09:23 2 pgs
Fees:13.00 Taxes:638.25
20170728-0076497

(1)

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Zandra Bell
545 Judd Drive
Nashville, TN 37218

SEND TAX BILL TO:
Regions

MAP/PARCEL 058-11-0-181.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joette Montgomery. unmarried, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Zandra Bell,** unmarried **, hereafter called the GRANTEE,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Section 3, Royal Hills of record in Plat Book 4860, Page 47, 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 Joette Montgomery, unmarried by Warranty Deed from Mid-State Lenders, Inc. of record in Instrument No. 20140519-0042763, Register's Office for Davidson County, Tennessee, dated May 15, 2014 and recorded on May 19, 2014.

This is improved property known as: **545 Judd Drive, Nashville, Tennessee 37218**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. Their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 26 day of July, 2017.

WITNESS MY HAND on this the 26th day of July, 2017

Joette Montgomery

STATE OF ~~TENNESSEE~~ WASHINGTON
COUNTY OF ~~Davidson~~ Pierce

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Joette Montgomery,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 26th day of July, 2017.

NOTARY PUBLIC

My Commission Expires: 03/09/2018

TIFFNEY J. HOOBER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 9, 2018

STATE OF ~~TENNESSEE~~ WASHINGTON
COUNTY OF ~~Davidson~~ Pierce

The actual value or consideration, whichever is greater, for this transfer is $172,500.00.

AFFIANT

Subscribed and sworn to before me this the 26 day of July, 2017.

NOTARY PUBLIC

My Commission Expires: 1-20-20

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No: 170471