WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170070561 DEEDWARR
Recvd: 08/15/17 09:52 2 pgs
Fees:13.00 Taxes:721.50
20170815-0083490

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 6/22/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF August, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne J. Bell	New Owner	
(NAME)	(NAME)	
103 Charleston Drive		018-11-0-035.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EFFIE LYNN RAYNES AND MARY FRANCES WHEELER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNE J. BELL**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 14 on the Plan of Charleston Square Subdivision, Section 1, as of record in Book 4860, Page 38, Register's Office for said County.

Said Lot No. 14 fronts 87 feet on the Easterly side of Charleston Drive and extends back between lines 153.5 feet on the Northerly line and 162.2 feet on the Southerly line to a line in the rear measuring 103.7 feet thereon.

Being the same property conveyed by Warranty Deed from Elm Hill Homes, Inc. to Tony R. Pennington and wife, Melba G. Pennington, as recorded on the 18th day of July, 1978 in Deed Book 5312, Page 800 and Probate Docket #16P-1820, in the Register's Office of Davidson County, Tennessee. Melba G. Pennington died on August 15, 2015 leaving Tony R. Pennington as sole surviving Tenant by the Entirety. Tony R. Pennington a/k/a Tony Raymond Pennington died testate on October 10, 2016 leaving Effie Lynn Raynes and Mary Frances Wheeler as the devisees under the Will of Tony Raymond Pennington probated under Docket No. 16P1820, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

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

unimproved _
This is improved x property, known as 103 Charleston Drive, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 14 day of August, 2017

EFFIE LYNN RAYNES

MARY FRANCES WHEELER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Effie Lynn Raynes and Mary Frances Wheeler, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14 day of August, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 9, 2021

Notary Public