THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176715

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

Davidson County DEEDWARR
Recvd: 08/21/17 09:30 3 pgs
Fees:18.00 Taxes:710.03
20170821-0085466

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $191,900.00

Affiant

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

Notary Public
My Commission Expires: 3-27-1

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Emily Ann Raimi 201 Bell Rd. Nashville, TN 37217	LoanDepot.com 4800N Scottsdale Rd#3800 Scottsdale AZ 85251	136-13-0-068.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jeania Bell, a single woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Emily Ann Raimi, unmarried woman**, 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 550, SECTION 11, EDGE-O-LAKE ESTATES, as shown on plat of record in Plat Book 3842, Page 190, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James H. Bell Jr. and wife, Jeania Bell by Warranty Deed from Arnold Branch and wife, Roxie W. Branch, recorded on the 19th day of November, 2013 in Instrument No. 20131119-0119352, in the Register's Office of Davidson County, Tennessee. The said James H. Bell Jr. having died on 07/01/2014.

This is ☒ Improved OR ☐ Unimproved property located at: 201 Bell Road, Nashville, TN 37217

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of August, 2017.

Jeania Bell

Jeania Bell

DAWN STANSBURY
Notary Public - State of Florida
Commission # GG 096937
My Comm. Expires Apr 23, 2021
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF Santa Rosa

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jeania Bell**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of August, 2017.

Notary Public
My Commission expires: 4-23-21

True Copy Certification

I, **Jessica Sparnell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 3-27-18
Notary's Seal (if on paper)

