BILL GARRETT, Davidson County
Trans:T20170074769 DEEDWARR
Recvd: 08/28/17 11:52 2 pgs
Fees:13.00 Taxes:666.00
20170828-0088036

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $180,000.00.

Affiant

Subscribed and sworn before me this the 25th day of August, 2017.

Notary Public
My commission expires: 9-10-2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Caleb Janelle, 328 Cedarcreek Dr Nashville, TN 37211	F&M Bank PO Box 451 Clarksville, TN 37041	173-01-0 233.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARK WAYNE BELL AND HEATHER MICHELLE BELL, TRUSTEES OF THE HEATHER BELL FAMILY TRUST DATED MAY 18, 2007, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CALEB JANELLE, UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 38, as shown on the map entitled Monte Carlo, Section 5, of record in Plat Book 6250, page(s) 383, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark Wayne Bell and Heather Michelle Bell, Trustees, or their successors in interest, of the Heather Bell Family Trust dated May 18, 2007, and any amendments thereto, by deed from Mark Bell and Heather Bell, husband and wife, dated 02/12/2015, of record in Instrument No. 20150213-0013348, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 328 Cedarcreek 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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 25th day of August, 2017.

The Heather Bell Family Trust

By: _____, Trustee
Mark Wayne Bell, Trustee

The Heather Bell Family Trust

By: Heather Michelle Bell, Trustee
Heather Michelle Bell, Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mark Wayne Bell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Trustee of the within named bargainor, The Heather Bell Family Trust, and that he, as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Heather Bell Family Trust by the said Mark Wayne Bell as such Trustee.

Witness my hand and official seal this 25th day of August, 2017.

My Commission Expires: 9-10-2018

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Heather Michelle Bell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Trustee of the within named bargainor, The Heather Bell Family Trust, and that she, as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Heather Bell Family Trust by the said Heather Michelle Bell as such Trustee.

Witness my hand and official seal this 25th day of August, 2017.

My Commission Expires: 9-10-2018

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY