PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170075097 DEEDWARR
Recvd: 08/29/17 09:26 3 pgs
Fees:18.00 Taxes:1827.80
20170829-0088462

W & I Ref: (DM) Title No.: 59131
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ann M. Collier 2900 Wellesley Trace Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 117020A00300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$494,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John M. Rolfe, Jr. , Richard Turner Rolfe and Arnold Bruce Moore, Jr., as Co-Executors under the Last Will and Testament of Bonnie D Bell, and John M. Rolfe, Jr. and Arnold Bruce Moore, Jr., as Co-Trustees of The Bonnie D. Bell Family Trust established under the Last Will and Testament of Bonnie D. Bell**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ann M. Collier, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 6-A of Wellesley Trace Section 2, Lot 6, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5210, page 28, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same propety conveyed to Carney Bell and Bonnie Bell, husband and wife, by Warranty Deed from William J. Choate and Nancy H. Choate, husband and wife, on April 25, 2007, of record in Inst. No. 20070425-0049010, Register's Office for Davidson County, Tennessee. The said Carney Bell and Bonnie Bell have since died, with Carney Bell predeceasing Bonnie Bell. The Last Will and Testament of Bonnie D. Bell of record in Docket No. 16P1292 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, devised subject property to the Bonnie D. Bell Family Trust and appointed John M. Rolfe, Jr. and Arnold Bruce Moore, Jr. as Co-Trustees of said Trust. John M. Rolfe, Jr. and Richard Turner Rolfe were appointed Co-Executors under said Will. Letters Testamentary were issued to John M. Rolfe, Jr., Richard Turner Rolfe, and Arnold Bruce Moore, Jr.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5210, page 28, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 5054, page 633, amended in Book 5257, page 480, Inst. No. 20121121-0107666, By Laws in Book 5054, page 649, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Wellesley Trace Homeowners Association, Inc., of record in Book 5065, page 684, said Register's Office.

This is improved property, known as 2900 Wellesley Trace, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 8-FC-17-2900

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of August, 2017.

John M. Rolfe, Jr., Co-Executor

Richard Turner Rolfe, Co- Executor

Arnold Bruce Moore, Jr., Co-Executor

John M. Rolfe, Jr., Co-Trustee

Arnold Bruce Moore, Jr., Co-Trustee

State of Tennessee

County of Davidson

On this 4th day of August, 2017, before me the undersigned authority, personally appeared **John M. Rolfe, Jr., acting as both Co-Executor and Co-Trustee,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee

County of Davidson

On this **4th day of August, 2017**, before me the undersigned authority, personally appeared **Arnold Bruce Moore, Jr., acting as both Co-Executor and Co-Trustee,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee

County of Davidson

On this **4th day of August, 2017**, before me the undersigned authority, personally appeared **Richard Turner Rolfe, Co-Executor,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $494,000.00.

Affiant

Sworn and subscribed before me this 4th day of August, 2017.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018