WARRANTY DEED

Bill Garrett Davidson County
Batch# 254 **DEEDWARR**
09/11/2017 03:45:36 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20170911-0093086

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of September, 2017

Notary Public

MY COMMISSION EXPIRES: 2-18-19

(AFFIX SEAL)

STEPHANIE A. GLENN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brent P. Bell	Mortgage Investors Group	058-09-0A-040.00
(NAME)	(NAME)	
2141 Maynard Court	8320 East Walker Springs LN	
(ADDRESS)	(ADDRESS) Suite 200	
Nashville, TN 37218	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kim Small, (formerly known as Kim N. Matthews) married**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brent P. Bell and Erin H. Bell, husband and wife,** 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. 40 on the Plan of Creekside Trails, Phase 2 of record in Plat at Instrument No. 20000426-0041282, as amended in Instrument No. 20020709-0082562, and as amended by Instrument No. 20030417-0051277, as re-recorded in Instrument No. 20030417-0051461, 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 Kim N. Matthews by deed from Travis Ngo, an unmarried man and Charlie V. Nguyen, a married man dated June 13, 2016 and recorded on June 17, 2016 in Instrument No: 20160617-0061420, Register's Office for Davidson County, Tennessee.

Kim N. Matthews is now married and known as Kim Small. Spouse never occupied property as homestead.

unimproved ☐

This is improved ☑ property, known as 2141 Maynard Ct., Nashville, TN 37218
(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/our hands this 6th day of September, 2017.

Kim Small

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kim Small, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of September, 2017.

Notary Public _____
My Commission Expires: _____

File No.: 173545

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019