STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $185,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13th day of October, 2017.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Bill Garrett Davidson County
Batch# 16033 DEEDWARR
10/20/2017 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20171020-0107519

THIS INSTRUMENT PREPARED BY

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

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Anthony L. Bell and Staci L. Bell	SAME AS NEW OWNER	063160A01000CO
(NAME)	(NAME)	
1751 Wrencrest Drive		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		

Warranty Deed

For and in Consideration of the sum of $185,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **James Deatrick Jr.,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Anthony L. Bell and Staci L. Bell, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 40, Hampton Park, formerly Chitwood Downs, a Planned Unit Development, as shown on plat of record in Plat Book 6900, Page 550, 551, and 552, corrected in Book 7462, Page 445 and Book 8110, Page 401 and amended in Book 8181, Page 112, in the Register's Office for 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 Deatrick, Jr. by deed from Edward D. Russell of The SR Law Group, Substitute Trustee, of record in Instrument No. 20170914-0093916, said Register's Office.

This property is __unimproved _X_improved property known as: 1712 Aaronwood Drive, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 13th day of October, 2017.

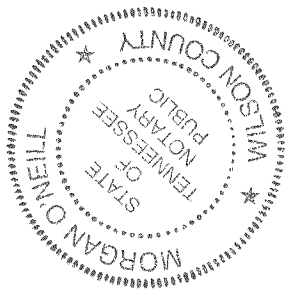
James Deatrick Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Deatrick Jr., the herein bargainor, 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 the purposes therein contained.

Witness my hand and official seal, this the 13th day of October, 2017.

Notary Public
My Commission Expires: 3-27-18



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

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)

