Bill Garrett Davidson County
Batch# 21162 DEEDWARR
11/02/2017 10:45:30 AM 2 pgs
Fees: $13.00 Taxes: $592.00
20171102-0112500

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Subscribed and sworn to before me, this ____ day of October 2017.

Notary Public
My commission expires: 1-24-21

Address of New Owner:	Send Tax Bills to:	Tax Information
Graham Nichols 1032 Drummond Drive Nashville, TN 37211	Same	119-16-0-061.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Kenneth Bell, Executor of the Estate of Catherine Elizabeth Ledbetter Bell,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Graham Nichols,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Battlewood, Section 3, as of record in Book 3300, page 4, Register's Office for Davidson County, Tennessee.

Said Lot NO. 20 fronts 120.56 feet on the southwesterly side of Drummond Drive and extends back 328.33 feet on the northwesterly line and 332.22 feet on teh southeasterly line to a dead line, measuring 143.95 feet thereon.

Being the same property conveyed to Leroy Bell and wife, Catherine Elizabeth Bell by Warranty Deed from Gordon L. Mooneyham and wife, Sepal I. Mooneyham dated January 30, 1963 of record in Book 3503, page 178, Register's Office for Davidson County, Tennessee.

The said Leroy Bell having predeceased his wife, Catherine Elizabeth Bell on March 21, 2010 and Catherine Elizabeth Bell having since died on January 11, 2017 in Davidson County, Tennessee appointing her son John Kenneth Bell Executor of her Estate by last Will and Testament entered for probate on March 29, 2017, Probate Case # 17P542, Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **1032 Drummond Drive, Nashville, TN 37211.**

This conveyance is made subject to the following: (1) All matters appearing on the Plan of record in Book 3300, page 4; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Book 3248, page 212, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; All of record in the Register's Office for Davidson County, Tennessee.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 28 th day of October, 2017.

The Estate of Catherine Elizabeth Ledbetter Bell

By: John Kenneth Bell
John Kenneth Bell
Its: Executor

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF Jefferson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **John Kenneth Bell, Executor of The Estate of Catherine Elizabeth Ledbetter Bell,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Estate** as such **Executor**.

Witness my hand and official seal at this the 28 th day of October, 2017.

Notary Public

My Commission expires: May 12, 2018

FILE NO: 2017105558

WATSON COLE JR NOTARY PUBLIC STATE AT LARGE ALABAMA