Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

1

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-23982

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 935,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-23-20

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 32350 DEEDWARR
12/01/2017 12:53:16 PM 2 pgs
Fees: $13.00 Taxes: $3,459.50

20171201-0122867

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southern Home Solutions, LLC	owner	MAP 144-11-0
161 Hamilton Springs Blvd.		PARCEL -007.00
Lebanon, Tennessee 37087		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Darek B. Bell and wife, Amy Lee Bell**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Southern Home Solutions, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 3 on the Plan of Hillsboro Park, Section I of record in Plat Book 2331, Page (s) 30 and 31, 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 Darek B. Bell and wife, Amy Lee Bell by Quitclaim deed from Frank E. Neal, Personal Representative of the Estate of Charles Ray Bell of record in Instrument No. 20110401-0025342 Register's Office for Davidson County, Tennessee, dated March 29, 2011 and recorded on April 01, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2018 and subsequent years; (2) Subject to all matters shown on the Plan of record in Plat Book 2331, Pages 30 and 31, Register's Office for Davidson County, Tennessee; (3) Restrictions of record in Book 2435, Page 237, Book 2603, Page 440, Book 4169, page 719 and Book 4207, Page 397; (4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7814, Page 407; (5) all visible easements; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **6008 Hillsboro Pike, 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, its successors 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 GRANTEE, its successors 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 our hands this the 30th day of November, 2017.

Darek B. Bell

Amy Lee Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Darek B. Bell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of November, 2017.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this the 30th day of November, 2017.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public