This Instrument prepared by:
Haven Title LLC
3249 W Cypress St, C, Tampa, FL 33607
RETURN TO:
Lance Bell and Cara Bell ← NEW OWNER
2708 Westwood Ave
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 41828 DEEDWARR
12/27/2017 03:15:44 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20171227-0131473

WARRANTY DEED

THIS INDENTURE, made and entered into this 14th day of December 2017 by and between MRSF1, LLC and T & H Capital, LLC, ("Grantor"), and Lance Bell and Cara Tuttle Bell, husband and wife as joint tenants ("Grantee")

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson State of TN

Lot 325, SEVEN HILLS, SECTION 8, as shown on plat of record in Plat Book 3300, Page 14, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to MRSF1, LLC AND T & H CAPITAL, LLC, by Warranty Deed from H. James Bernard, married, Emily E. Bernard, married, and Warren A. Bernard married, Devisees under the Will of Harold O. Bernard of record in Instrument No. 20161114-0119938, in the Register's Office of Davidson County, Tennessee, dated October 31, 2016 and recorded on November 14, 2016.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, their successors, heirs and assigns, in fee simple forever.

The Grantor of the first part does hereby covenant with the Grantee that Grantor is/are lawfully seized in fee of the afore described real estate; that Grantor has/have a good right to sell and convey the same; that the same is unencumbered, except for:

County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SEVEN HILLS, SECTION 8, as recorded in Plat Book 3300, Page(s) 14, in the Register's Office, Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

And that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor effective this 14th day of December 2017

T & H Capital, LLC

By: Stephen R. Earl, Manager/Authorized Signor

MRSF1, LLC, a Texas Limited Liability Company

By: _____
Stephen Green, Manager/Authorized Signor

STATE OF UTAH
COUNTY OF UTAH
Before me, Natalie Ige, a Notary Public of the state and county mentioned, personally appeared Stephen Earl with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument, and who, upon his oath, acknowledged that he is the Manager/Authorized Signor of T & H Capital, LLC

Witness my hand and seal this 14th day of December 2017.

Notary Public

NATALIE IGE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 691023
COMM. EXP. 09-19-2020

STATE OF
COUNTY OF
Before me, _____, a Notary Public of the state and county mentioned, personally appeared _____ with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument, and who, upon his oath, acknowledged that he is the Manager/Authorized Signor of MRSF1, LLC

Witness my hand and seal this ____day of December 2017.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 18TH day of DECEMBER, 2017.

Carmen Coats
Notary Public

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 2018

My commission expires:

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:
4608 mountain view dr
Nashville, TN 37215

MAP/PARCEL: 145-02-0-014.00

MAIL TAX NOTICES TO: Pinnacle Bank
150 3rd Ave S Ste 900
Nashville, TN 37201

T & H Capital, LLC

By:Stephen R. Earl, Manager/Authorized Signor

MRSF1, LLC, a Texas Limited Liability Company

By: _____
Stephen Green, Manager/Authorized Signor

STATE OF
COUNTY OF
Before me, _____, a Notary Public of the state and county mentioned, personally appeared _____with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument, and who, upon his oath, acknowledged that he is the Manager/Authorized Signor of T & H Capital, LLC

Witness my hand and seal this 14th day of December 2017.

_____
Notary Public

STATE OF TN
COUNTY OF Shelby
Before me, Heather Willis, a Notary Public of the state and county mentioned, personally appeared Stephen Green with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument, and who, upon his oath, acknowledged that he is the Manager/Authorized Signor of MRSF1, LLC

Witness my hand and seal this 14th day of December 2017 Heather Willis
Notary Public

My commission expires: 6/12/18

HEATHER WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Expires June 12, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 18th day of DECEMBER, 2017.

Carmen Coats
Notary Public

My commission expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2018

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:
4608 mountain view dr
Nashville, TN 37215

MAIL TAX NOTICES TO: