WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Lee Ann Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-8-21

(AFFIX SEAL)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Y-AB-17-4300

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 42440 DEEDWARR
12/28/2017 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20171228-0131957

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dwayne L. Bell, Sr. and Beverly W. Bell	**New Owner**	
(NAME)	(NAME)	**058-14-0-120-00**
4500 Queens Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN L. HOOD, UNMARRIED AND HEATHER L. LEE(HOOD), MARRIED, AND VICTOR A. HOOD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DWAYNE L. BELL, SR. AND BEVERLY W. BELL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 13 on the Plan of Gold Key Subdivision, Section III of record in Plat Book 6250, Page 595, 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 Martin L. Hood and wife, Vernita A. Hood by Warranty deed from Cumberland Builders, Inc. of record in Book 7391, page 32, Register's Office for Davidson County, Tennessee, dated October 29, 1987 and recorded on October 30, 1987. Martin and Vernita Hood were divorced at Docket No. 95D-1542 Second Circuit Court of Davidson County, Tennessee.

Being the same property conveyed to Martin L. Hood by Quitclaim deed from Vernita A. Hood of record in Book 9766, page 398, Register's Office for Davidson County, Tennessee, dated August 9, 1995 and recorded on August 18, 1995. Martin L. Hood died April 1, 2004, Petition for Letters of Administration recorded in the Seventh Circuit Court of Davidson County, Tennessee at Docket No. 04P665. He left children Kevin Lamont Hood, Victor Alan Hood and Heather Lee Hood, Affidavits of Heirships recorded at Instrument Nos. 20041019-0125393, 20041019-0125394, and 20041019-0125395. Being also known as 4300 Princess Ln Nashville, TN 372181028.

Heather L. Lee(Hood) never lived in said property as a marital residence.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4300 Princess Ln., Nashville, Tennessee 37218**.

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; and we do covenant with the said GRANTEE(S) 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(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/our hand(s) this the 14th DAY OF DECEMBER, 2017.

Kevin L. Hood by Laura Mitchell, Attorney-In-Fact
Kevin L. Hood by Laura Mitchell, Attorney-In-Fact

Heather R. Lee
Heather L. Lee(Hood)

Victor A. Hood By Heather R. Lee, Attorney-In-Fact
Victor A. Hood by Heather L. Lee, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KEVIN L. HOOD and who acknowledged he/she/they executed the same as the free act and deed of the said KEVIN L. HOOD.

Witness my hand and official seal, this the 14th of December, 2017.

William E. Grones
Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 14th of December, 2017.

William E. Grones
Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HEATHER L. LEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of VICTOR A. HOOD, and who acknowledged he/she/they executed the same as the free act and deed of the said VICTOR A. HOOD.

Witness my hand and official seal, this the 14th of December, 2017.

William E. Grones
Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021