Bill Garrett Davidson County
Batch# 43123 DEEDWARR
01/02/2018 10:07:55 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50
20180102-0000176

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 19384

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED SEVENTY FIVE THOUSAND AND 00/100 ($775,000.00) DOLLARS, cash in hand paid by ROBERT ERIC THORNTON, receipt of which is hereby acknowledged, I, LISA K. BELL, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said ROBERT ERIC THORNTON, unmarried, his heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 122 on the map of Belmont Land Company's Plan of Lots, of record in Book 421, Page 34, Register's Office for said County.

Said Part of Lot No. 122 fronts 50 feet on the easterly side of Belmont Boulevard and runs back between lines 178 feet to an alley in the rear on which it measures 57-1/2 feet.

Being the same property conveyed to conveyed to Lisa K. Bell, single, by Quitclaim Deed from Lisa L. Smith, dated April 23, 2013, and of record in Instrument No. 20130423-0040337, in the Register's Office of Davidson County, Tennessee.

This property is subject to right-of-way of Belmont Blvd and an alley.

This conveyance is subject to all matters as shown on plat of record in Book 421, Page 34, in the Register's Office of 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 ROBERT ERIC THORNTON, his heirs and assigns, forever. And I do covenant with the said ROBERT ERIC THORNTON, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said ROBERT ERIC THORNTON, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 28 day of December, 2017.

LISA K. BELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, LISA K. BELL, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 28 day of December, 2017.

NOTARY PUBLIC

My Commission Expires: 9-10-18

CHRISTOPHER T SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is ~~$775,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.~~

AFFIANT

Sworn to and subscribed to before me this 29th day of December, 2017.

NOTARY PUBLIC

My Commission Expires: 2/27/21

AMANDALYN R. MANLEY
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
02/27/2021
COUNTY OF DICKSON

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Tax Map & Parcel
104 16 0 373.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
ROBERT ERIC THORNTON
10200 Ramsey Way
Dickson, TN 37055