Bill Garrett Davidson County
Batch# 50738 DEEDWARR
01/24/2018 10:17:43 AM 2 pgs
Fees: $13.00 Taxes: $2,303.25

20180124-0007272

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $622,500.00

Affiant

Subscribed and sworn to before me, this the 18th day of January, 2018.

Notary Public

My commission expires: _____

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
David Elliott, Jr.	New Owner	**117-04-0Y-001.00-C**
2905 Primrose Circle		
Nashville, TN 37212		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Miles Bell and Hannah Bell, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Elliott, Jr., unmarried and Caroline Harris Hinds, unmarried as joint tenants with rights of survivorship
HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 Unit No. A on the Plan of Primrose Estates, a Townhouse Planned Unit Development (Horizontal Property Regime With Private Elements) of record in the Declaration of Protective Covenants, Conditions and Restrictions at Instrument No. 20150121-0005885, Plat as depicted in Exhibit "B" in the Amendment of the Declaration of Protective Covenants, Conditions and Restrictions at Instrument No. 20160311-0023531 and corrected by Scrivener's Affidavit at Instrument No. 20160317-0025421, 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 a portion of the same property conveyed to Talbert Construction Advisors, LLC by Warranty Deed from Buford N. Bledsoe of record in Instrument No. 20140829-0079383 Register's Office for Davidson County, Tennessee, dated August 29, 2014 and recorded on August 29, 2014 and Scrivener's Affidavit recorded on March 17, 2016, in Instrument No. 20160317-0025422.

Being the same property conveyed to Miles Bell and Hannah Bell, husband and wife by Warranty Deed from Talbert Construction Advisors, LLC of record in Instrument No. 20160412-0034848 Register's Office for Davidson County, Tennessee, dated April 11, 2016 and recorded on April 12, 2016.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved (____) property known as 2905 Primrose Circle, Nashville, TN 37212.

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 HANDS EFFECTIVE AS OF ~~19th~~ 18th RER day of January, 2018:

Miles Bell

Hannah Bell

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Miles Bell and Hannah Bell, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the ~~19th~~ 18th RER day of January, 2018.

My Commission Expires: 3/10/2019 Notary Public

20171760R

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY