Bill Garrett Davidson County
Batch# 81604 DEEDWARR
04/17/2018 09:58:36 AM 2 pgs
Fees: $13.00 Taxes: $1,045.25
20180417-0035989

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Timothy F. & Lori A. McGrady and Audrey J. McGrady 316 Ketch Cove Hermitage, TN 37076	Reliant Bank 105 Continental PL #300 Brentwood TN 37027	098090-A-01900CO

THIS INDENTURE, made this 13th day of April, 2018 between

Keith Walters, Executor of The Estate of Ted L. Bell aka Ted Leon Bell

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Timothy F. McGrady and Lori A. McGrady, husband and wife and Audrey J. McGrady, unmarried, as tenants in common with rights of survivorship

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 118 on the Plan of Lake Shore, Phase One, of record in Book 6900, Page 684, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ted L. Bell, unmarried by Warranty Deed dated 10/31/02 from J. Hilton Barrett, II and wife, Mary L. Barrett of record in Instrument No. 20021113-0140421, Register's Office for Davidson County, Tennessee. Ted L. Bell now being deceased, having died on 11/6/16.

This is (X) improved ( ) unimproved property known as: 316 Ketch Cove, Hermitage, TN 37076.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

The Estate of Ted Leon Bell

Keith Walters, Executor

Keith Walters, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Keith Walters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executor of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13th day of April, 2018.

Melissa Heavener
Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $282,500.00.

Keith Walters, Executor
Affiant

Sworn to and subscribed before me, this 13th day of April, 2018.

Melissa Heavener
Notary Public

