WARRANTY DEED

Bill Garrett Davidson County
Batch# 84272 DEEDWARR
04/24/2018 12:30:58 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20180424-0038546

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth W. Liss Susan Liss	new owner	Map -Parcel 162 12 0B 05400
(NAME)	(NAME)	
1345 Bell Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DEBORAH A. BETANCOURT and KATHARINE A. DRIVER**, hereinafter called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto **KENNETH W. LISS and SUSAN LISS, husband and wife as Tenants by the Entireties,** hereinafter called the GRANTEES, 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 19B, of Tract Two on the plan of Final Plat, Villas at Belle Parke, Phase II, a horizontal property regime, of record in Instrument No. 20020722-0087814, and as defined in teh Amendment to Master Deed and Bylaws of record in Instrument No. 20040218-0018915, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deborah A. Betancourt and Katharine A. Driver, by deed dated July 18, 2014, from William A. Alderson and wife, Rachel L. Alderson, as shown of record in Instrument No. 20140721-0064289, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of record in Instrument No. 20020722-0087814, Register's Office for Davidson County, Tennessee. This conveyance is subject to Master Deed and Bylaws of record in Instrument No. 20040218-0018915; Instrument No. 20020911-011959; Instrument No. 20021025-0130922 and Instrument No. 20030515-0066792, Register's Office for Davidson County, Tennessee. This conveyance is subject to Charter of record in Instrument No. 20120911-0110958, Register's Office for Davidson County, Tennessee. This conveyance is subject to an easement to Comcast Inc of record in Instrument #201305170050095, Register's Office for Davidson County, Tennessee. This conveyance is subject to a drainage easement of record in Instrument #200203220035169, Register's Office for Davidson County, Tennessee. This conveyance is subject to a stormwater detention agreement of record in Instrument #200203200034488, Register's Office for Davidson County, Tennessee. This conveyance is subject to easements as shown of record in Book 7838, page 934 and Instrument #200112170138710, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements and restrictive covenants of record.

unimproved ☐

This is improved ☑ property, known as 1345 Bell Rd., Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 16th day of April, 2018.

Deborah A. Betancourt

Katharine A. Driver

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Witness my hand and official seal at office this 16th day of April, 2018.

RICK G. MANSFIELD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My Commission expires: 1/28/2019

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand and official seal at office this 16th day of April, 2018.

RICK G. MANSFIELD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My Commission expires: 1/28/2019

File No.: 15491