# WARRANTY DEED

Bill Garrett Davidson County
Batch# 84895 DEEDWARR
04/26/2018 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $784.40
20180426-0039401

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$212,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE April 13, 2018

Notary Public

MY COMMISSION EXPIRES : 5-2019

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

| ADDRESSNEW OWNER(S) AS FOLLOWS: **Terrell R. Bell** | **SEND TAX BILLS TO:** New Owner | **MAP-PARCEL NUMBERS** |
|---|---|---|
| (NAME) **805 Conway Place** | (NAME) | 064-13-0B-112.00 |
| (ADDRESS) **Old Hickory, TN 37138** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TWO HUNDRED TWELVE THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Holly Veach, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Terrell R. Bell, an unmarried man**

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:

Being Lot No. 3 the Plan of Conway Court, Phase III-Revision, of record in Book 7900, Page 689, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
Being the same property conveyed to Holly Veach, an unmarried woman by deed from Patrick Kavanaugh and Kelly Kavanaugh, of record in Instrument No. 20161115-0120330, dated 11/10/16, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **805 Conway Place, Old Hickory, TN 37138**
(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 **13th day of April, 2018.**

Holly Veach

**Holly Veach**

**STATE OF Tennessee**

**COUNTY OF** Davidson

Personally appeared before me, a Notary Public of said County and State, **Holly Veach** the within named Seller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **she** executed the within instrument for the purposes therein contained.

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

Notary Public. My Commission Expires: 11-20-18

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

# CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2019

(SEAL)

