WARRANTY DEED

Bill Garrett Davidson County
Batch# 86295 DEEDWARR
04/30/2018 01:45:06 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20180430-0040474

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. **$305,000.00.**

Affiant

Subscribed and sworn to before me this 27th day of April, 2018

Notary Public
My Commission expires: 6-26-21
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Elizabeth Yarbrough	Farmington Mortgage	133-07-0-180.00
3351 Mimosa Drive	2002 Richard Jones Rd. Ste 300A	
Nashville, TN 37211	Nashville, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ronald Bell and Deana Bell**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Elizabeth Yarbrough, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Glencoe Acres, Section 1, of record in Book 1835, Pages 137 and 138, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 40 fronts 79 feet on the southerly side of Mimosa Drive and runs back between lines 202.5 feet on the westerly side and 192.6 feet on the easterly side to a dead line in the rear and measures 80 feet on said dead line.

Being the same property conveyed to Ronald Bell, an unmarried person from James Southard and Richard J. Bousman by Warranty Deed on October 14, 2015, of record in Instrument Number 20151019-0106279, Register's Office for Davidson County, Tennessee.

Deana Bell joins in this conveyance to convey any and all interest that she may have in said property, particularly any marital interest.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 1835, Pages 137 and 138, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3351 Mimosa Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 27, 2018.

Ronald Bell

Deana Bell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald Bell and Deana Bell,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 27, 2018

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY