Bill Garrett Davidson County
Batch# 97756 DEEDWARR
05/29/2018 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20180529-0051143

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2018

Notary Public

MY COMMISSION EXPIRES: OCT 20 2020 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

MST 2018-0471

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Molly Martin	NEW OWNER	172-08-0A-133.00-CO
(NAME)	(NAME)	
1621 Hunters Branch Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Amy M. Bellwood, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Molly Martin, an unmarried woman,** 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 Lot No. 133 on the Plan of Section Two-A, Hunters Branch, Planned Unit Development of record in Plat Book 6250, Page 819, as amended in Book 6815, Page 77, 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 the same property conveyed to Amy M. Bellwood, an unmarried woman by Warranty deed from Joey M. Turner and wife, Kimberly H. Turner of record in Instrument No. 20090821-0078827 Register's Office for Davidson County, Tennessee, dated August 21, 2009 and recorded on August 21, 2009. (Value of consideration shown in aforementioned deed $132,750.00.) Being also known as 1621 Hunters Branch Road Nashville, Tennessee 37013.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 819, as amended in Book 6815, Page 77, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6601, Page 7, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. By-Laws for Homeowners Association of record in Book 6632, Page 429, in the Register's Office for Davidson County, Tennessee. Charter for Homeowners Association of record in Book 6632, Page 424, as amended in Book 8923, Page 318, in the Register's Office for Davidson County, Tennessee. Conveyance of Common Area to Homeowners Association of record in Book 6612, Page 885, in the Register's Office for Davidson County, Tennessee. Deed(s) of Conveyance to Metro Government for Water Main and Gravity

Sewer of record in Book 7893, Page 324, Book 7893, Page 403 and Book 7893, Page 407, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1621 Hunters Branch Road, Nashville, 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/our hand(s) this 25th DAY OF MAY, 2018.

Amy M Bellwood

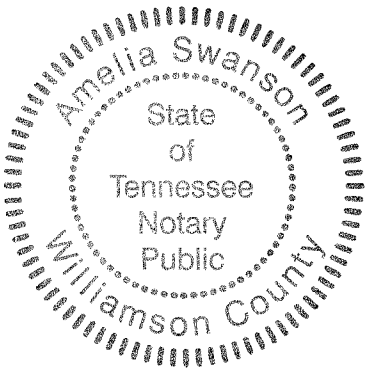
Amy M. Bellwood

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Amy M. Bellwood,** an unmarried woman, with whom I am personally acquainted (or provided 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 and official seal, this the 25th day of May, 2018.

Notary Public
My Commission Expires: 5/27/2019



True Copy Certification

I,KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

