THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180516200** Bill Garrett Davidson County Batch# 103289 DEEDWARR 06/12/2018 10:05:30 AM 3 pgs Fees: $18.00 Taxes: $632.33 20180612-0056217	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $170,900.00. Affiant Subscribed and sworn to before me, this 8 day of June, 2018. Notary Public My Commission Expires: 5-2019 JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Staci L. Bell and Anthony L. Bell 1751 Wrencrest Drive Mt. Juliet, TN	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 044-05-0-116-00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Philip L. Robertson, Trustee of the Rannoch Investments III Revocable Trust dated March 3, 2012** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Staci L. Bell and Anthony L. Bell, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Rayon City of record in Plat Book 843, Page 13, 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 Rannoch Investments III Revocable Trust by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20120522-0044278 Register's Office for Davidson County, Tennessee, dated May 16, 2012 and recorded on May 22, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 843, Page 13, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 381, Page 375, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easements of record in Book 2100, Page 608, Book 6036, Page 151 and Book 9312, Page 881, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This is improved property located at 215 Ensley Avenue Old Hickory TN 37138-3613

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of June, 2018.

Rannoch Investments III Revocable Trust

BY: _____
Philip L. Robertson, Trustee

STATE OF TENNESSEE)

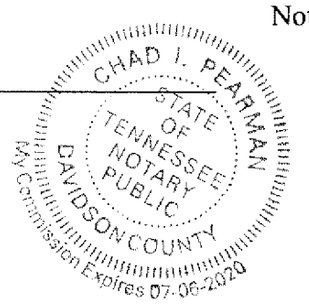
COUNTY OF WILLIAMSON)

Before me, Chad I. Pearman, a Notary Public of said County and State, personally appeared Philip L. Robertson, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee (or other officer authorized to execute the instrument) of **Rannoch Investments III Revocable Trust dated March 3, 2012** the within named bargainor, a revocable Trust and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as its Trustee.

Witness my hand and seal, at Office in Brentwood, Tennessee, this 5th day of June, 2018.

_____
Notary Public

My Commission Expires: _____



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)

