Bill Garrett Davidson County
Batch# 106669 DEEDWARR
06/20/2018 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20180620-0059189

THIS INSTRUMENT PREPARED BY:
Lakeside Title & Escrow, LLC
854 Wren Road
Goodlettsville, TN 37072

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

The actual consideration or value, whichever is greater, for this transfer is **$ 350,000.00**.

Affiant

Subscribed and sworn to before me this 14th day of June 2018.

Notary Public

My Commission Expires: 9/20/2021

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Angelyn Clay 6922 Windham Pkwy Prospect, KY 40059	SAME AS NEW OWNER 6922 Windham Pkwy Prospect, Ky 40059	026-01-001200

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Regina A. Bell, hereinafter called the Grantor, has this day and date written below, bargained and sold, and by these presents do transfer and convey unto Angelyn Clay, a widowed woman, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in the 10th formerly 20th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING at a point in the southerly margin of the Goodlettsville or Two-Mile Pike, 172 feet northwesterly from the intersection of the southerly margin of said pike and the westerly margin of Hudson Avenue, which point is shown on the Second Addition to Roscoe Place, as of record in Book 843, page 73, Register's Office for Davidson County, Tennessee, thence with the southerly margin of said pike, North 51 ½ degrees West, 86 feet to a point; thence South 39 degrees West and parallel with the westerly margin of said Hudson Avenue 150 feet to a point; thence South 51 ½ degrees East and parallel with the southerly margin of said pike 86 feet to a point 172 feet northwesterly from the westerly margin of said Hudson Avenue; thence North 39 degrees East and parallel with the westerly margin of said Hudson Avenue 150 feet to the beginning.

Being the same property conveyed to Regina A. Bell by deed dated June 28, 2007 from Debbie Lynn Carr n/k/a Debbie O'Kelley and husband, Paul L. O'Kelley, of record at Instrument Number 20070710-0082344, said Register's Office for Davidson County, Tennessee.

This is improved property known as: 117 Two Mile Pike, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 14th day of June 2018.

Regina A. Bell

Regina A. Bell

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Regina A. Bell, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that she executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 14th day of June 2018.

Chasity Petty

NOTARY PUBLIC

My Commission Expires: 9/20/2021

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEP 20, 2021

True Copy Certification

I, **Carrie Porter**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Carrie Porter

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Carrie Porter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

My Commission Expires: **3/31/2020**

