WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 161413 **DEEDWARR**
11/15/2018 02:50:10 PM 2 pgs
Fees: $13.00 Taxes: $876.90

20181115-0112718

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-13-22
(AFFIX SEAL)

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD EXP. 4-13-2022

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0908

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Arthur Wood, IV and Katrina Wood	New	08511005200
(NAME)	(NAME)	
202 Myrick Drive	Owners	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-SEVEN THOUSAND AND NO/100 DOLLARS ($237,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

REBECCA BELL AND JOSEPH BELL, WIFE AND HUSBAND,

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

KATRINA WOOD AND HUSBAND, ARTHUR WOOD, IV,

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. 101, on the Plan of Section Three, Stanford Country Club Estates, of record in Plat Book 2900, Page 67, and amended in Book 3101, Page 629, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rebecca Bell and Joseph Bell, wife and husband, by deed from Ernest J. Phipps, an unmarried man, of record in Instrument 20101206-0096784, dated November 30, 2010, Register's Office for said County.

Power of Attorney of record in Instrument 20181115-0112717, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 67, amended in Book 3101, Page 629, said Register's Office; (3) Sanitary Sewer Easement of record in Book 5162, Page 574, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3026, Page 310, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 202 Myrick Drive, Nashville, TN 37214
(House No.) (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 our hands this 9th day of November, 2018.

Rebecca Bell by: SB attorney in fact
Rebecca Bell
By: Sonia Briggs, Attorney in Fact

Joseph Bell by: SB attorney in fact
Joseph Bell
By: Sonia Briggs, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Sonia Briggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Rebecca Bell and Joseph Bell, as his/her Attorney-in-Fact, as the free act and deed of the within named Rebecca Bell and Joseph Bell.

Witness my hand and official seal this 9th day of November, 2018.

My Commission Expires: 5.2.22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069