Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville TN 37215

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2243

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,000.00

KEN

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of November, 2018

Notary Public

Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Y Johnson Davidson County
Batch# 167625 **DEEDWARR**
11/28/2018 08:42:40 AM 2 pgs
Fees: $13.00 Taxes: $965.70

20181128-0115838

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kelleen Barnhill 624 Ronnie Road Madison, TN 37115	New Owner	042-07-0-088

WARRANTY DEED

FOR AND IN 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, I/WE,

Mary Laske Bell and Austin R. Bell, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelleen E. Barnhill, 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. 105 and the South triangular part of Lot No. 106 on the Plan of Madison Meade, Section I of record in Plat Book 2854, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the East margin of Ronnie road, 12 feet north of the common corner of Lots 105 and 106; thence Easterly 234 feet more or less to rear Easterly corner of Lots Nos. 105 and 106; thence Southerly 125 feet to the common corner of Lots Nos. 104 and 105; thence with the line between said Lots, Westerly 205.02 feet to the Easterly margin of ronnie Road; thence with the margin of said road, Northerly 136 feet to a point of Beginning.

Being the same property conveyed to Mary Laske Bell and Austin R. Bell, wife and husband by Warranty deed from Norman Dozier, Jr, and Sandra Dozier, husband and wife of record in Instrument No. 20151112-0114905 Register's Office for Davidson County, Tennessee, dated November 10, 2015 and recorded on November 12, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 624 Ronnie Road, Madison, TN 37115

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of November, 2018.

Mary Laske Bell
Mary Laske Bell

Austin R. Bell by Mary Laske Bell, AIF
Austin R. Bell by Mary Laske Bell, his Attorney-In-Fact

Mary Laske Bell

STATE OF Ohio
COUNTY OF Cuyahoga



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

Witness my hand and official seal at Brecksville (city), Ohio (state) this 21st day of November, 2018.

Janet Dunn Kovachic
Notary Public
My Commission Expires: 5-26-20

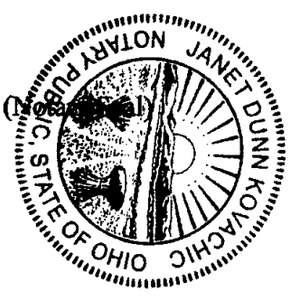
(Notary Seal)

STATE OF Ohio
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned notary public, **Mary Laske Bell,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Austin R. Bell** and acknowledged that he executed the same as the free act and deed of the said **Austin R. Bell,** pursuant to the Specific Power of Attorney recorded in Instrument No. 20181128-0115837, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brecksville (city), Ohio (state) this 21st day of November, 2018.

Janet Dunn Kovachic
Notary Public
My Commission Expires: 5-26-20



(Notary Seal)