Karen Y Johnson Davidson County
Batch# 168653 DEEDWARR
11/29/2018 03:39:26 PM 3 pgs
Fees: $18.00 Taxes: $1,376.40
20181129-0116634

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 900 Wilshire Drive Suite 107 Troy, MI 48084 810082 Bella Cindy Eliopoulos	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $ 392,000.00 Affiant Subscribed and sworn to before me, this the 27TH day of NOVEMBER, 2018. Notary Public My commission expires: _____ (Affix Seal)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2022

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: CHELSEA E BANKEMPER AND MARTIN L MCPHERSON	NAME: CITIZENS BANK N.A.
STREET ADDRESS: 204 SOUTH 14TH ST NASHVILLE TN 37206	STREET ADDRESS: 6100 TOWER CIRCLE, STE 100 FRANKLIN, TN 37067
MAP & PARCEL NO.: 083-13-0-068.00	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lia A. Bella, an unmarried woman hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto CHELSEA E. BANKEMPER & MARTIN L. MCPHERSON, WIFE & HUSBAND hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Attached Exhibit "A".

This is improved property known as: 204 S 14th Street, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 01 day of November, 2018.

X _____
Lia A. Bella

X _____

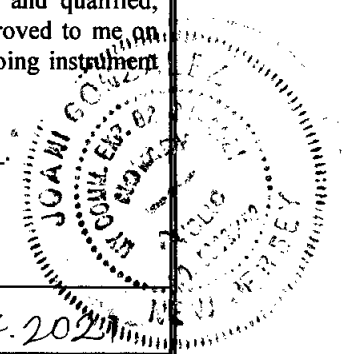
State of New Jersey } ss
County of Morris

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Lia A. Bella, Single (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 01st day of November, 2018.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Notary Public
My commission expires 02.04.2021



State of _____ } ss
County of _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared , _____ (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this _____ day of _____, _____.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Notary Public
My commission expires _____

FRS File No.: 810082 Customer File No.: Bella

EXHIBIT A

Land in Davidson County, Tennessee, being the Northerly 50 feet of the Easterly 160 feet of Lot No. 1 on the Map of Spring Park Subdivision of record in Plat Book 57, Page 134, in the Register's Office for Davidson County, Tennessee. Said part of Lot No. 1 fronts 50 feet on the Westerly side of South 14th, formerly Division Street, and runs back between parallel lines, parallel with and 150 feet North of the Northerly margin of Fatherland Street 160 feet to an alley.

BEING THE SAME PROPERTY CONVEYED TO LIA A. BELLA, AN UNMARRIED WOMAN BY WARRANTY DEED FROM CAROLYN REAGH SPELLINGS & JOHN COLLIN SPELLINGS, WIFE & HUSBAND, OF RECORD IN INSTRUMENT NO. 20170327-0029746, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.