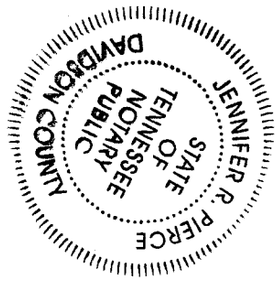
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$176,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 25th day of January, 2019

Notary Public
My Commission expires: 11-8-21
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Toney L. Jenkins	New Owner	069-04-0-104.00
103 Haynes Park Court		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Dwayne L. Bell, Sr and Beverly W. Bell, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Toney L. Jenkins**, his/her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land Situated in the County of Davidson, in the State of Tennessee.

Being Lot No. 196 on the Plan of Hayes Parks Subdivision, Section 1, as of record in Book 4300, Page 115, Register's Office of said County.

Being the same property conveyed to Elmer Freeman from Houston Baker, III, sole heir of Louise Baker, and Houston Baker, III, Executor of the Estate of Louise Baker, Davidson County Probate Docket Number 10P-1137 by Warranty Deed on August 29, 2012, of record in Instrument Number 20120830-0078334, Register's Office for Davidson County, Tennessee. Further conveyed to Dwayne L. Bell, Sr and Beverly W. Bell from Elmer Freeman by Quit Claim Deed on August 31, 2012, of record in Instrument Number 20120912-0082655, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue, but are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 4300, Page 115, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4530, Page 394, Register's Office for Davidson County, Tennessee.

This is improved property known as: **103 Haynes Park Court, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Karen Johnson Davidson County
Batch# 191995 DEEDWARR
02/05/2019 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $651.20
20190205-0010988

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 January 25, 2019.

Dwayne L. Bell, Sr,

Beverly W. Bell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dwayne L. Bell, Sr and Beverly W. Bell** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 25, 2019

Notary Public

My commission expires 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, **Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY