PREPARED BY:
Cindy S. Smith, P.C.
Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

AFTER RECORDING, MAIL TO:
Cindy S. Smith, P.C.
Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

Karen Johnson Davidson County
Batch# 210449 DEEDWARR
03/27/2019 12:57:30 PM 5 pgs
Fees: $28.00 Taxes: $521.70
20190327-0027639

INTERNAL REVENUE SERVICE DEED

KNOW ALL MEN BY THESE PRESENTS:

That **THE UNITED STATES OF AMERICA**, acting by and through the **INTERNAL REVENUE SERVICE**, as grantor, **MATTHEW D. LINE, as SPECIAL AGENT IN CHARGE, Internal Revenue Service, Charlotte Field Office**, in consideration of the bid of **One Hundred Forty-One Thousand and No/100 Dollars ($141,000.00)** by **Staci L. Bell and Anthony L. Bell**, as grantee, whose mailing address is: **1751 Wrencrest Drive, Mt. Juliet, TN 37122**, has granted, bargained, sold and transferred and by these presents does grant, bargain sell and transfer unto Grantee all right, title and interest in and to the following property:

SEE EXHIBIT "A" ATTACHED HERETO

No warranties, expressed or implied, with reference to marketability, salability, transferability or insurability of title are included herein and the grantee expressly agrees to accept whatever quality of title the United States may possess at this time.

TO HAVE AND TO HOLD THE SAME together with all singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest and claim whatsoever in the said property either in law or equity, to the use, benefit and behoove of the Grantee, its successors and assigns forever. Said property has been in custody and control of the United States of America, and pursuant to the order of this Court in "United States of America v. Byron Fernandez-Virula, Sr., No. 3:15-00070-1, United States District Court for the Middle District of Tennessee, Nashville Division," the SPECIAL AGENT IN CHARGE, Internal Revenue Service, Charlotte Field Office, has been directed to dispose of said property.

This deed is executed to consummate the sale made by the SPECIAL AGENT IN CHARGE, Internal Revenue Service, Charlotte Field Office, in accordance with the terms of the Amended Final Order of Forfeiture entered by the United States District Court, Eastern District for the Middle District of Tennessee, Nashville Division, in the case of the " United States of America

v. Byron Fernandez-Virula, Sr., No. 3:15-00070-1, United States District Court for the Middle District of Tennessee, Nashville Division," including the appurtenances thereto and the improvements thereon, which the Grantee was the successful bidder for the property herein described.

IN WITNESS WHEREOF, I have signed and sealed these presents

this 4th day of March, 2019.

Debra A. Perez
WITNESS

Debra A. Perez
PRINTED NAME

Ivory L Williams
WITNESS

Ivory L. Williams
PRINTED NAME

THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE INTERNAL REVENUE SERVICE

Matthew D. Line
Special Agent in Charge
Internal Revenue Service
Charlotte Field Office.

STATE OF North Carolina)
)
COUNTY OF Mecklenburg)

Before the undersigned authority, this day, personally appeared Matthew D. Line, SPECIAL AGENT IN CHARGE, who acknowledged to me that he/she executed the foregoing instrument for the purpose and consideration therein expressed and who is personally known to me or who produced a driver's license or _____ as identification.

WITNESS my hand and official seal at Mecklenburg County, this 4th day of March, 2019.

Kim F Ferguson
Notary Public

KIM F. Ferguson
Printed Name

My commission expires: 4/14/2020

KIM F FERGUSON
NOTARY PUBLIC
MECKLENBURG COUNTY, NC
My Commission Expires 4/14/2020

EXHIBIT A

Described property located in Davidson County, Tennessee, to wit: Lot 2, on the Final Subdivision Plat ReSubdivision of Lots 18, 19, 20, Power & Ross-Madison Park of record in Instrument Number 20011003-0107042, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description of said property.

Being part of the same property conveyed to the United States of America by "Amended Final Order of Forfeiture" in the matter of "United States of America v. Byron Fernandez-Virula, Sr.," No. 3:15-00070-1, United States District Court for the Middle District of Tennessee, Nashville Division, recorded on June 11, 2018, in Instrument No. 20180611-0055790, said Register's Office.

Street address: 257 Robinwood, Madison, TN 37115

Map & Parcel No: 052-01-0-354.00

STATE OF TN
COUNTY OF Wilson
The actual consideration or value, whichever is greater for this transfer is $141,000.00.

Affiant

Subscribed and sworn before me this 25 day of March 2019.

Notary Public
My Commission Expires: 5 2019

JESSICA SPARNELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

CSSPC File No. 1808k234

New Owner:

Staci L. Bell and Anthony L. Bell

1751 Wrencrest Dr.

Mt. Juliet TN 37122

Mail Tax Bill to:

New Owner

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC (SEAL)
WILSON COUNTY