File Box 8

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2019.

Notary Public

COMMISSION EXPIRES:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 222096 **DEEDWARR**
04/25/2019 02:37:09 PM 2 pgs
Fees: $13.00 Taxes: $3,885.00

20190425-0038286

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gardner Bell Jean Anne Tipps	F & M Bank	104-09-0-220
(NAME) 3713 Whitland Avenue	(NAME) 10 Cadillac Dr Suite 100	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, **Michael P. Tabor and wife, Karen D. Tabor,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gardner Bell, unmarried and Jean Anne Tipps, unmarried, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 6 and the northerly 100 feet front of Lot No. 29 on the Map of Myrtlewood, as of record in Book 547, page 106, Register's Office for said County.

Said Lot No. 6 is a triangular lot fronting 85 feet on the southerly side of Whitland Avenue and running back 192 feet on the easterly line and 209 feet on the southwesterly line to a point in the north line of Lot No. 11, said point being 44 feet 6 inches west of the west line of Lot No.8.

Said part of Lot No. 29 is a triangular lot fronting 100 feet on the easterly side of Leonard Avenue and running back 209 feet on the northeasterly line and 170 feet, more or less, on the southwesterly line to the common corner of Lots Nos. 6 and 29, said corner being 44 feet 6 inches west of the west line of Lot No.8. Property.

Being the same property conveyed to Michael P. Tabor and wife, Karen D. Tabor by Deed dated August 1, 2001 from Margaret Howard unmarried, recorded August 2, 2001, in Instrument Number 200108020082050, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3713 Whitland Avenue (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37205 (Postal Zip)

File No.: 1032-19
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 24th day of April, 2019.

Michael P. Tabor

Karen D. Tabor

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Michael P. Tabor and Karen D. Tabor, 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 as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 24th day of April, 2019.

Shannon Philbin

Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023