#14093

# WARRANTY DEED

Karen Johnson
Batch# 267636
08/07/2019 10:04:43 AM
Fees: $13.00 Taxes: $869.50

Davidson County
DEEDWARR
2 pgs

20190807-0078373

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Rebecca Bell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Rebecca Bell | F & M Bank | 08607017000 |
| (NAME) | (NAME) | |
| 1412 Market Square | 10 Cadillac Drive | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Brentwood TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Dennis B. Mars and Erica L. Mars, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rebecca Bell, unmarried,** 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. 238 on the Plan of Jacksons Retreat, Phase V-B, of record in Plat Book 6250, page 905, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Dennis B. Mars and wife, Erica L. Mars, by deed of record in Book 9665 , Page 957 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1412 Market Square, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 my/our hands this 5th day of August, 2019.

Dennis B. Mars

Erica L. Mars

State of Tennessee
County of ~~Davidson~~ Wilson

Personally appeared before me Dennis B. Mars and Erica L. Mars, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of August, 2019.

KRYSTN T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

Notary Public
My Commission Expires: _____

File No.: 14093