WARRANTY DEED

Karen Johnson Davidson County
Batch# 317385 DEEDWARR
11/19/2019 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20191119-0119327

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF November 2019.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1242 Property Solutions, LLC,	1242 Property Solutions, LLC,	
(NAME) 6400 Highway 100	(NAME) 6400 Highway 100	13607014500
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(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, **Walter L. Bell and wife, Beverly A. Bell**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1242 Property Solutions, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS 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. 202, on the Plan of Priest Lake Park, Section IV, of record in Plat Book 4460, Pages 15 through 17, Register's Office for said County, to which reference is made for a more complete description.

FOR INFORMATION PURPOSES ONLY: 112 Coastal Court West, Nashville, TN 37217

Being the same property conveyed to Nelson Pointer, Walter L. Bell and Beverly A. Bell by virtue of that certain Quit Claim Deed dated October 8, 1995, and being of record at Instrument No. Book 9830, Page 872 in the Register's Office of Davidson County, Tennessee. The said Nelson Pointer died July 16, 2007, leaving Walter Bell and Beverly Bell as the remaining tenants with rights of survivorship.

Being the same property previously conveyed to Walter L. Bell and Nelson Pointer by virtue of Warranty Deed dated April 13, 1995 at Book 9649, Page 492 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 4460, Page 15-17, Book 4249, Page 892, Book 4317, Page 17 and Book 4505, Page 774, in the said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 112 Coastal Ct. W Nashville, TN 37217
unimproved

(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 hand this 18th day of November, 2019.

Walter L. Bell

Walter L. Bell

Beverly A. Bell

Beverly A. Bell

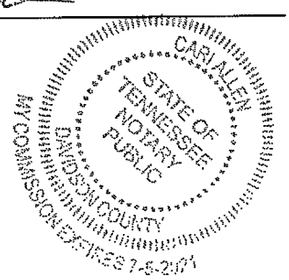
STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Walter L. Bell and Beverly A. Bell**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of November, 2019.

Notary Public

My Commission Expires: 7-5-21



Certificate of Authenticity

I, Venikkia Branch, 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 Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21