WARRANTY DEED

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

Y-AR-19-1005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alexander Abels and Lauren Abels	**New Owner**	
(NAME) **5403 Georgia Avenue**	(NAME)	**091-06-0-12.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MADELINE B. BELL, UNMARRIED AND AMY G. WELLS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXANDER ABELS AND LAUREN ABELS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 38 on the Plan of West Park Addition of record in Plat Book 2330, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 38 fronts 51 feet on the Northwesterly side of Trice Drive and Runs Back between Line, 90 feet on the Northeasterly side and 142 feet on the Southwesterly side, to a dead line to the rear measuring 72.9 feet thereon.

Being the same property conveyed to Madeline B. Bell, unmarried, and Amy G. Wells, married by Warranty deed from Velma C. Armstrong, aka Velma C. Castleman, unmarried of record in Instrument No. 20060607-0067496 Register's Office for Davidson County, Tennessee, dated June 02, 2006 and recorded on June 07, 2006.

Subject property was never said Grantor's primary or marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 39, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2437, Page 59, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1005 Trice Drive, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 324886 **DEEDWARR**
12/04/2019 02:53:26 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20191204-0125214

Witness my/our hand(s) this the 3rd DAY OF DECEMBER, 2019.

Madeline B. Bell by John Gleaves, Attorney-In-Fact

Amy G. Wells by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MADELINE B. BELL AND AMY G. WELLS, and who acknowledged he/she/they executed the same as the free act and deed of the said MADELINE B. BELL AND AMY G. WELLS.

Witness my hand and official seal, this the 3rd of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212