Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 329008 DEEDWARR
12/13/2019 09:27:31 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20191213-0128656

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF December, 2019.

Notary Public

MY COMMISSION EXPIRES: 05/03/2021

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC M. ALEXIS MENDL COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric A. Thompson	NEW OWNER	
(NAME)	(NAME)	
535 Elaine Drive		133-13-0-149.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **FRANK K. BELL, JR., UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC A. THOMPSON, 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. 88 on the Plan of Abbay Hall, Section 1 of record in Plat Book 2331, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the south margin of Elaine Drive at the corner of Lots 87 and 88; thence Southwardly with the line between said tow lots 187.5 feet to a point; thence Westwardly 84.7 feet to a concrete monument in Caldwell's line; thence continuing Westwardly 86 feet to a concrete monument in the Easterly margin of Danby Drive; thence with the margin of Danby Drive Northwardly 158.6 feet to a point, the beginning of a curve; thence Northeastwardly around said curve having a radius of 25 feet, 39 feet to a point in the south margin of Elaine Drive; thence Eastwardly with the margin of Elaine Drive 144.5 feet to the point of beginning.

Being the same property conveyed to Frank K. Bell, Jr., and wife, Opal A. Bell by Warranty Deed from Leonard F. Warren, Jr., and wife, N. Charlene G. Warren, recorded on the 1st day of July, 1963 in Deed Book 3575, Page 143, in the Register's Office of Davidson County, Tennessee. Opal A. Bell died on October 30, 2006 leaving Frank K. Bell, Jr. as sole surviving Tenant by the Entirety.

Frank K. Bell, Jr. and Frank K. Bell are one and the same.

The execution of this instrument is effected by the signature of Bruce D. Bell as Attorney-in-fact for Frank K. Bell, Jr., which Power of Attorney is recorded in Instrument Number 20191213-0128655 **, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 535 Elaine Drive, Nashville, TN 37211
(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 9th day of December, 2019

/Frank K. Bell, Jr., By Bruce D. Bell attorney-in-fact

FRANK K. BELL, JR., BY: BRUCE D. BELL, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 9th day of December, 2019, before me personally appeared Bruce D. Bell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Frank K. Bell, Jr. and acknowledged that he executed the same as the free act and deed of Frank K. Bell, Jr..

Witness my hand and official seal this 9th day of December, 2019.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bruce D. Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Frank K. Bell, Jr. and that he is authorized by Frank K. Bell, Jr. to execute this instrument on their behalf.
WITNESS my hand, at office, this 9th day of December, 2019.

Notary Public

My Commission Expires: _____

