RETURN TO:
NKERS TITLE & ESCROW CORP.
5310 WEST END AVE STE. 540
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 785,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OFMAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-8-20

(AFFIX SEAL)

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Name and Address of New Owner:
Scott J. Bell and Beth Harris Bell
2033 CASTLEMAN Dr.
NASHVILLE TN 37215

Send Tax Bills To:
OWNER

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 131-06-0-039

Karen Johnson Davidson County
Batch# 409112 DEEDWARR
06/02/2020 01:06:33 PM 2 pgs
Fees: $13.00 Taxes: $2,904.50

20200602-0056558

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jesse M. Rawlings aka Jesse M. Rawlings, IV and and Theresa C. Mood nka Theresa C. Rawlings, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Scott J. Bell and Beth Harris Bell, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11 of Block 7 on the Plan of Overton Hills, of record in Book 843, page 66, of the Register's office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Beginning on the Southerly margin of Castleman Drive at the corner of Lots Nos. 10 and 11; thence with the line between said two lots Southwardly 266 feet; thence Eastwardly 41.5 feet; thence Southwardly 40 feet; thence Eastwardly 58.5 feet to the corner of Lots Nos. 11 and 12, thence with said drive Westwardly 100 feet to the beginning.

Being the same property conveyed to Jesse M. Rawlings aka Jesse M. Rawlings, IV and and Theresa C. Mood by Deed dated June 5, 2014 from Bill Darsinos and wife, Bethany Darsinos, and Spiros Darsinos and wife, Sofia Darsinos, recorded June 11, 2014, as Instrument Number 20140611-0050984, Register's Office for Davidson County, Tennessee.

The said Jesse M. Rawlings and Theresa C. Mood having since married and Theresa C. Mood now being known as Theresa C. Rawlings.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of May, 2020.

Jesse M. Rawlings by his attorney in fact
Jesse M. Rawlings by Andrew Ross
His Attorney-in-Fact

Theresa C. Rawlings by her attorney-in-fact
Theresa C. Rawlings by Andrew Ross
Her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 2020, before me personally appeared Andrew Ross, to me known to be the person who executed the foregoing instrument on behalf of Jesse M. Rawlings and Theresa C. Rawlings and who acknowledged that he executed the same as the free act and deed of Jese M. Rawlings and Theresa C. Rawlings.

Witness my hand this 29th day of May, 2020.

Notary Signature
My commission expires: 7/5/21

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021