THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

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

Karen Johnson Davidson County
Batch# 411558 DEEDWARR
06/08/2020 12:57:57 PM 2 pgs
Fees: $13.00 Taxes: $1,294.63

20200608-0058574

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Derrek Clay 5004 Tulip Grove Lane Nashville, TN 37076	**New Owner**	086-04-0B-080.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Barbara B. Bell and Douglas M. Bell, as tenants by the entireties**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Derrek Clay, an unmarried man**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 35, on the Plan of Sunset Oaks, Section Three, of record in Plat Book 9700, page 198, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Douglas M. Bell, by Warranty Deed from Cary T. Justice, unmarried, of record on September 20, 2004, at Instrument No. 20040920-0112497, Davidson County Register of Deeds. Further being the same property conveyed to Barbara B. Bell and Douglas M. Bell, as tenants by the entireties, by Quitclaim Deed from Douglas M. Bell, of record on October 10, 2017, at Instrument No. 20171010-0103893, Davidson County Register of Deeds.

This property is commonly known as 5004 Tulip Grove Lane, Nashville, TN 37076.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 5th **day of June, 2020:**

Douglas Bell

Barbara Bell
Barbara Bell

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Douglas Bell** and **Barbara Bell,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of June, 2020:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$349,900.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 5th DAY OF June, 2020:

Notary Public

My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022