WARRANTY DEED

Karen Johnson Davidson County
Batch# 471087 **DEEDWARR**
09/08/2020 09:04:07 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20200908-0101638

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd day of September, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Connie R. Harrington and Jon C. Mabe	Connie R. Harrington and Jon C. Mabe	115-08-0-015.00
(NAME)	(NAME)	
514 Davidson Road	124 Boxwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Franklin, TN 37069	
(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, **Susan Lynn Bell, also known as Susan L. Bell, a single person,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Connie R. Harrington and Jon C. Mabe, wife and husband,** 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 the unnumbered Lot marked Hartman Property on the Plan of Brook Meade Section 1, of record in Book 2133, page 77, Register's Office for Davidson County, Tennessee.

Said Lot marked Hartman Property fronts 158.8 feet on the northerly margin of Davidson Road and extends back 286.0 feet on the easterly line and 326.4 feet on the westerly line to a dead line in the rear, measuring 149.9 feet thereon.

Being the same property conveyed to Susan L. Bell, a Single Person, by Warranty Deed from Bradly J. Staggs and Wife, Ginny Underwood Staggs, dated December 3, 2001, of record in Instrument No. 20011210-0136126, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 514 Davidson Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, by acceptance of this conveyance, is expressly assumed by Grantees; and all matters appearing on the Plan of record in Book 2133, page 77, Register's Office for Davidson County, Tennessee.

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/our hands this 2nd day of September, 2020.

Susan Lynn Bell by William Bell

Susan Lynn Bell, by William Norrish Bell, her attorney-in-fact

State of ~~Tennessee~~ Pennsylvania
County of ~~Williamson~~ Philadelphia

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared William Norrish Bell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the attorney-in-fact for Susan Lynn Bell, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Susan Lynn Bell, the within named bargainor, by the said William Norrish Bell, as such attorney-in-fact.

WITNESS my hand and official at City of Philadelphia, State of Pennsylvania, seal this 2 day of September, 2020.

Lori O. Scott

Notary Public
My Commission Expires: May 25, 2022

File No.: 32710

Commonwealth of Pennsylvania - Notary Seal
LORI O SCOTT - Notary Public
Philadelphia County
My Commission Expires May 25, 2022
Commission Number 1147917

