(1)

Mail

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson MOD
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $386,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 21st day of October, 2020.

NOTARY PUBLIC

My commission expires:

Karen Johnson Davidson County
Batch# 501655 **DEEDWARR**
10/26/2020 01:24:08 PM 2 pgs
Fees: $13.00 Taxes: $1,428.20

20201026-0123917

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Rich Flora aka Richard J. Flora and Lara Flora	Bank of America	064 080 A 083.00 CO
(NAME)	(NAME)	
2113 Remington ParkRd.	P.O. Box 961291	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Fort Worth, TX 76161	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Staci Bell and Anthony Bell, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Rich Flora aka Richard J. Flora and Lara Flora, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 45, Section Three, Merritt Downs, of record in Instrument No. 20040629-0076758, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Staci Bell and Anthony Bell by deed from Music City Holdings, LLC, of record in Instrument Number 20200427-0043926, Register's Office for Davidson County.

This property is __unimproved _X_improved property known as: 2113 Remington ParkRd., Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 21st day of October, 2020.

Staci Bell

Anthony Bell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Staci Bell and Anthony Bell, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of October, 2020.

Notary Public
My Commission Expires: 4/28/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122