THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201031138** Karen Johnson Davidson County Batch# 521766 DEEDWARR 11/25/2020 02:28:30 PM 3 pgs Fees: $18.00 Taxes: $1,113.70 20201125-0138533	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is: $301,000.00. Jennifer Russell Affiant Subscribed and sworn to before me, this 20th day of November, 2020. Notary Public My Commission Expires: 8-19-2022 KINA RENEE SCOTT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 8-19-2021

WARRANTY DEED

Address New Owner: George T. Haynes, Sr. and Yvonne T. Haynes 2141 Maynard Court Nashville TN 37218	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 058 09 0A 040.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brent P. Bell and Erin H. Bell, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George T. Haynes, Sr. and Yvonne T. Haynes, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 40, Creekside Trails - Phase 2, as shown on plat of record in Instrument No. 20020709-0082562, as amended by Instrument No. 20030417-0051277, and as re-recorded in Instrument No. 20030417-0051461, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brent P. Bell and Erin H. Bell, husband and wife, by Warranty Deed from Kim Small, (formerly known as Kim N. Matthews) married, of record in Instrument No. 20170911-0093086, in the Register's Office of Davidson County, Tennessee, dated September 06, 2017 and recorded on September 11, 2017.

The execution of this instrument is affected by the signature of Brent P. Bell as Attorney-in-Fact for Erin H. Bell, which Power of Attorney is recorded in Book __20201125013853 3__, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Creekside Trails - Phase 2, as recorded in Instrument No. 20020709-0082562, as amended in Instrument No. 20030417-0051277, and as re-recorded in Instrument No. 20030417-005146,

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20000915-0092002, supplemental amendment in Instrument Nos. 20011025-0117168, 20020828-0103983, 20041229-0153372 and 20061120-0143523.

Easement for Water Mains and Appurtenances, recorded in Book 6255, Page 578.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8326, Page 230.

Easement for Right-of-Way Dedication, recorded in Instrument No. 20000426-0041282.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20001011-0100954.

This is improved property located at 2141 Maynard Court Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of November, 2020.

Brent P. Bell

Erin H. Bell by Brent P. Bell as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brent P. 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 Erin H. Bell and he is authorized by Erin H. Bell to execute this instrument on their behalf.

Witness my hand, at office, this 20th day of November, 2020.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-21-2024
Notary's Seal (if on paper)

