WARRANTY DEED

Karen Johnson Davidson County
Batch# 659518 **DEEDWARR**
06/18/2021 09:24:55 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20210618-0082378

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF June, 2021

Notary Public

MY COMMISSION EXPIRES: 2-4-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angelia J. Van Vranken	New Owner	172120A07000CO
(NAME)	(NAME)	
605 Moss Lane	605 Moss Lane	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Cameron M. Bedell and Anna R. Bedell, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Angelia J. Van Vranken, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 312 on the Plan of Section Two, Bradford Hills, of record in Plat Book 7900, Page 117, 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 Cameron M. Bedell and Anna R. Bedell, husband and wife by Warranty Deed from Mykael Williamson and Katelin Williamson, husband and wife, dated 05/18/2016 and recorded 05/23/2016, of record in Instrument 201605230051358, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 7900, Page 117, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 8069, Page 170, and Book 8074, Page 269, Book 8267, Page 616, Book 8267, Page 618, Book 8372, Page 901, Book 8374, Page 591, Book 8522, Page 853, Register's Office for Davidson County, Tennessee, together with all amendments thereto. Easement including terms and conditions thereof as recorded in Book 7690, Page 260, Register's Office for Davidson County, Tennessee. Charter of record in Book 8071, Page 520, Register's Office for Davidson County, Tennessee. Quitclaim Deed conveys to the Homeowner's Association of record in Book 8154, Page 304, Book 9779, Page 672, Register's Office for Davidson County, Tennessee. By-laws of record in Book 8071, Page 531, Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 949 Fairview Trail, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 10th day of June, 2021.

Cameron M. Bedell

Anna R. Bedell

State of ~~Tennessee~~ E&R Kansas
County of ~~Williamson~~ E&R Sedgwick

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cameron M. Bedell and Anna R. Bedell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of June, 2021.

Notary Public: Edward L. Reece
My Commission Expires: 7/25/2023

EDWARD L. REECE
Notary Public - State of Kansas
My Appt. Expires 7-25-2023

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064