Sidwell

WARRANTY DEED

BOOK 11283 PAGE 60

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 1998.

Notary Public

MY COMMISSION EXPIRES: 12-23-2001

(AFFIX SEAL)

WILLIAM S. CARMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
TAYLOR, PHILBIN, PIGUE, MARCHETTI & BENNETT, PLLC, 2908 Poston Avenue, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dr. Dennis J. Wells	OWNER	145-4-44
(NAME)	(NAME)	
1043 Tyne Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dr. John C. McInnis and Donna L. McInnis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DR. Dennis J. Wells, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 1 of the Resubdivision, Part of Lot 16 and Home Lot Overton Lea Home, of record in Book 3842, Page 245, Register's Office for said county.

BEGINNING at a point on the southerly side of Tyne Boulevard, being the common corner of Lots 1 and 2; and thence on the line between said lots southwardly 342.50 feet to the northerly margin of a proposed road; thence along the northerly margin of said road in a westerly direction 337.80 feet to the easterly margin of Sewanee Road; thence along the easterly margin of Sewanee road in a northerly direction 292.0 feet to a marker marking the beginning of a curve; thence around said curve eastwardly 29.10 feet to a marker on the southerly side of Tyne boulevard; thence along the margin of said Boulevard 292.0 feet to the point of beginning.

BEING part of the same property conveyed to Dr. John C. McInnis and wife, Donna L. McInnis by deed from Gordon Stoker and wife, Emma Jean Stoker of record in Book 5678, Page 697 Register's Office for Davidson County, Tennessee. The said Dr. John. C. McInnis and Donna L. McInnis having since divorced.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 1043 Tyne Blvd., Nashville, TN 37220
(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 hand(s) this 21st day of December, 1998.

0533014
IDENTIF. + REFERENCE

99 JAN -5 PM 1:14
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

Dr. John C. McInnis, Grantor

Donna L. McInnis, Grantor

Robert C. Carman attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st day of December, 1998 before me, a Notary public in and for said County and State, personally appeared Dr. John C. McInnis, individual who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Witness my hand and official seal at Nashville, Tennessee this 21st day of December, 1998.

Commission expires:

12-23-2001

WILLIAM S. CARMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

William S. Carman

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, A Notary Public in and for the State and County aforesaid, personally appeared Robert C. Evans with whom I am personally acquainted and who, upon his oath, acknowledged himself to be the Attorney in Fact for the within named Donna L. McInnis and being authorized to act on behalf of said person he executed the foregoing instrument as her free act and for the purpose therein contained.

My Commission Expires: 12-23-2001

William S. Carman

Notary Public

WILLIAM S. CARMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

8761 01/05 0101 03CHECK 1972.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11283 PAGE 62

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT
530000.00
CON TX 1961.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1972.00
CHECK 1972.00

01/05/99 01 13:12 0001 8791

0533014
IDENTIF. # REFERENCE

99 JAN -5 PM 1:14

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1408181