Davidson County DEEDWARR
Recvd: 07/18/03 12:43 2pgs
Fees:13.00 Taxes:480.63
20030718-0101184

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of July, 2003.

Notary Public

My Commission Expires: 1/12/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
David E. McMillan and Janice E. McMillan
1672 Aaronwood Drive
Nashville, Tennessee 37138

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 063-06-O-B-030.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert Wells and wife, Kathy Wells** hereinafter referred to as Grantors, hereby transfers and conveys to **David E. McMillan and Janice E. McMillan, Tenants in Entirety,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot. No. 30 on the Plan of Hampton Park, a Planned Unit Development of record in Plat Book 6900, Page 405, amended in Plat Book 6900, Pages 550 thru 552, corrected in Book 8110, Page 401 and amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Wells and wife, Kathy Wells by Warranty Deed from Fox Ridge Homes, Inc. of record in Book 8521, Page 420, Register's Office for Davidson County, Tennessee, dated December 31, 1991.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 405 and Book 6900, Page 550-552, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7351, Page 852; Book 7451, Page 739; Book 8336, Page 393; Book 7451, Page 739, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8517, Page 762; Book 8833, Page 216; Book 7431, Page 204, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 8207, Page 276; Book 8951, Page 797, Register's Office for Davidson County, Tennessee.

Surveyor's Certificates of Correction of record in Book 8110, Page 401; Book 8181, Page 112; Book 7462, Page 445, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1672 Aaronwood Drive, Nashville, Tennessee 37138.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 14th day of July, 2003.

Robert Wells

Kathy Wells

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Wells and Kathy Wells, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of July, 2003.

Notary Public

My Commission Expires: 11/2/05

WILLIAMSON COUNTY, TN NOTARY PUBLIC K. THOMAS SIDWELL

08656-BW