Davidson County DEEDWARR
Recvd: 01/09/04 13:27 2pgs
Fees:13.00 Taxes:388.13

20040109-0004002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS A. GREATER, FOR THIS TRANSFER IS $104,900.00

Lonnie L Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2003.

Notary Public

MY COMMISSION EXPIRES: 3-10-07

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lonnie L. Wells	First NLC Financial Services	59-14-246
(NAME) 3837 Buena Vista Pike	(NAME) 700 W. Hillsboro Blvd B-1 #204	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Deerfield Beach, FL 33441	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROBERT L. COLEMAN, MARRIED.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LONNIE L. WELLS, AND WIFE CHARLENE HAYES-WELLS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 3, on the Plan of Hillmore Subdivision. As shown on plat of record in Plat Book 6250, Page 47, amended in Book 6250, Page 195, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being t he s ame p roperty c onveyed t o Robert L. Coleman b y de ed da ted D ecember 1, 1995 from Henry G. Cisneros, Secretary of Housing and Urban Development of record in Book 9881, Page31, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3837 Buena Vista Pike, Nashville, TN 37218
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this 29th day of December, 2003.

Robert L. Coleman

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 L. Coleman, the bargainor(s), 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 at Brentwood , Tennessee this 20th day of December, 2003

Commission expires: 3-10-07

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public