RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 9-16-09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/07/06 13:09 2 pgs
Fees:13.00 Taxes:647.50
20060807-0096501

JAI KEHEW NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles C. Wells and Ellen B. Wells	Same	
(NAME) 5715 Rivoli Drive	(NAME)	Map 103.08-0A
(ADDRESS) Macon, GA 31210	(ADDRESS)	Parcel 009.00-CO
(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, **POWELL-FLOYD PROPERTIES, LLC A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CHARLES C. WELLS AND ELLEN B. 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. Unit A-200 on the plan of Bldg. A, Westlawn Green, of record in Plat Book 5200, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Powell-Floyd Properties, LLC, a Delaware limited liability company from Kendall Moore, unmarried by Warranty Deed dated December 8, 2005, recorded December 12, 2005, of record in Instrument No. 200512120148858, said Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4425 Westlawn Drive, Unit A-200, Nashville, TN 37209

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 our hands this 7th day of July, 2006.

Powell-Floyd Properties, LLC, CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Powell-Floyd Properties, LLC a Delaware limited liability company, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 7th day of July, 2006.

Commission expires:

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public