File No. 280100086

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/17/08 10:53 2 pgs
Fees:13.00 Taxes:310.80
20080117-0005395

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Sartain	Wells Fargo Bank, N. A.	034-05-0A-035.00 CO
(NAME) 512 Thomas Jefferson Circle	(NAME) 2701 Wells Fargo Way	
(ADDRESS) Madison, TN 37115	(ADDRESS) Minneapolis, MN 55467-8000	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, Kelly D. Wellbrock, an unmarried woman, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremy Sartain and wife, Monica Sartain and Gary H. Sartain**, and wife Teresa Sartain 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 all of Unit No. 35, on the Plan of Monticello Manor, as shown by plat appearing of record in Plat Book 6250, Page 551, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit

Being the same property conveyed to Kelly D. Wellbrock by Quitclaim Deed dated December 13, 2007, of record in Instrument No. 20071226-0146822, Register's Office for Davidson County, Tennesee.

This conveyance is made subject to the following: all matters as shown of record in Plat Book 6250, Page 551; Restrictive Covenants as shown of record in Record Book 6643, Page 950 and amended in Record Book 11259, Page 994;Homeowners Association Charter as shown of record in Record Book 6643, Page 966;Quitclaim to Homeowners Association for Common Area as shown of record in Record Book 6716, Page 749 and rerecorded in Record Book 6717, Page 362;Amended By Laws as shown of record in Instrument number 200502280021548; Unpaid condominium assessments, if any, are a lien pursuant to TCA 66-27-116.

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 ☒ property, known as 512 Thomas Jefferson Circle, Madison, TN 37115
(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 hand this 15th day of January, 2008.

Kelly D. Wellbrock

Kelly D. Wellbrock

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kelly D. Wellbrock 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 at office this 15th day of January, 2008.

Commission expires: 05/12/09

M. V. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

M. V. Brooks

Notary Public

File Number: 280100086

RETURN TO:

Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066