WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/17/08 11:04 2 pgs
Fees:13.00 Taxes:782.03

20080317-0026500

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 211,360.29

X James D Craig
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th 12 DAY OF March 2008

JC

Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Craig (NAME)	NEW OWNERS (NAME)	172 15 0A 250.00
720 Forest Glen Circle ~~2409 Rollett Court~~ (ADDRESS)	(ADDRESS)	
Murfreesboro ~~Nashville~~ TN 37128		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

JC

FC

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, Bradley L. Wells and wife, Lynn C. Wells

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Craig and wife, Nancy E. Craig

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. 257 on the Plan of Holt Woods, Section Thirteen, of record in Plat Book 9700, Pages 598 and 599, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Bradley L. Wells and wife, Lynn C. Wells by Warranty Deed from Claridge Builders Co., LLC, dated September 23, 1998 and recorded September 25, 1998 in Book 11127, Page 735 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 9570, PAGE 22; BOOK 10800, PAGE 575, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, EASEMENT OF RECORD IN BOOK 10316, PAGE 585, SAID REGISTER'S OFFICE; BY LAWS FOR HOMEOWNERS ASSOCIATION OF RECORD IN BOOK 9570, PAGE 13, SAID REGISTER'S OFFICE AND NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF HOLT WOODS, SECTION THIRTEEN OF RECORD IN PLAT BOOK 9700, PAGES 598 AND 599, REGISTER'S OFFICE FOR SAID COUNTY. This information taken from previous deed.

THIS INSTRUMENT WAS PREPARED AT THE REQUEST OF THE PARTIES HERETO AND WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION.

unimproved ( )
This is improved (X) property, known as 2409 Rollett Court, Nashville, TN 37211
(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 our hand s this 6th day of March 2008

Bradley L. Wells

Lynn C. Wells

NOTARY PUBLIC-STATE OF FLORIDA
P. Kessen
Commission #DD384371
Expires: FEB. 13, 2009
Bonded Thru Atlantic Bonding Co., Inc.

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bradley L. Wells and wife, Lynn C. Wells

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Madison~~ Palm Bch, Florida ~~TENNESSEE~~ this 7 day of March, 2008.

Commission expires _____

NOTARY PUBLIC-STATE OF FLORIDA
P. Kessen
Commission # DD384371
Expires: FEB. 13, 2009
Bonded Thru Atlantic Bonding Co., Inc.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public