WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/17/08 15:09 2 pgs
Fees:13.00 Taxes:554.78
20080317-0026882

IVA J. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,941.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: 1-12-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Lee Reece	Regions Bank d/b/a Regions Mortgage	062-02-0A-330.00-CO
(NAME)	(NAME)	
3144 Barksdale Harbor Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, Ann M. Wells joined by her husband, Berry H. Wells, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aaron Lee Reece and Agnieszka Haupt-Reece, 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:

BEING Lot No. 302, as shown on the Plan of River Trace Estates, Phase 2, Section 6, as of record in instrument No. 20010605-0058138, Register's office for Davidson County to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ann M. Wells, joined by her Husband, Berry H. Wells, by Warranty Deed dated August 15, 2002 from Cain Properties, Inc., of record in Instrument No. 20020819-0099828, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Berry H. Wells by Ann M. Wells as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20080317002681, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3144 Barksdale Harbor Drive, Nashville, TN 37214

(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 hands this 14th day of March, 2008.

Ann M. Wells

Berry H. Wells
By: Ann M. Wells as Attorney-in-Fact

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 Ann M. Wells, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 14th day of March, 2008.

Commission expires: November 14, 2009

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 14th day of March, 2008, before me personally appeared Ann M. Wells, the person who executed the foregoing instrument on behalf of Barry H. Wells, and acknowledged that she executed the same as the free act and deed of the said Barry H. Wells, through Power of Attorney granted Ann M. Wells by the said Barry H. Wells.

Witness my hand and official seal at Franklin, Tennessee this 14th day of March, 2008.

Commission expires: November 14, 2009

Notary Public