File No. 280500115

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/07/08 11:00 2 pgs
Fees:13.00 Taxes:436.60
20081007-0101704

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF September, 2008.

Notary Public

MY COMMISSION EXPIRES: COMMISSION EXPIRES 01/03/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

RACHEL WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy L. Grable	Timothy L. Grable	11512B37
(NAME) P.O. Box 681842	(NAME) P.O. Box 681842	
(ADDRESS) Franklin, TN 37068	(ADDRESS) Franklin, TN 37068	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Wells Fargo Bank, N.A., hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Timothy L. Grable and wife, Theresa E. Grable, hereinafter called the grantee(s), 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. 37 on the plan of a Horizontal Property Regime, Private Elements Plat, Nashboro Village-Tract 7 of record in Book 11700, Page 49 and 50, which amends the plat of record in Book 4560, Page 156, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wells Fargo Bank, N.A. by deed from Aaron Squyres, as Successor Trustee and Matthew Smith, as Co-Trustee dated 3-27-08, file 4-3-08 and recorded in Instrument No. 20080403-0033450, Register's Office for Davidson County, Tennessee.

Taxes for the year 2008 and all subsequent years, a lien, not yet due and payable. All prior years are paid.

Restrictions of record in Book 4827, Page 14, Book 5469, Page 840, Book 7751, Page 907, Book 11703, Page 520, Instrument No. 20000316-0027171 and Instrument No. 20000627-0063887, said Register's Office.

Easements of record in Book 4660, Page 156 and Book 11700, Page 4950, said Register's Office.

Subject to all matters as set forth on the plat of record in Plat Book 11700, Page 49 and 50, amending Plat Book 4560, Page 156, Register's Office of said County.

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 2086 Nashboro Blvd., Nashville, TN 37217
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 26th day of Sept., 2008.

Wells Fargo Bank, N.A.

By:

NICOLE ROBINSON
Vice President Loan Documentation

MELANIE HOPKE
Vice President Loan Documentation

STATE OF Iowa
COUNTY OF Polk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicole Robinson with whom I am personally acquainted and who proved himself/herself to be the VP of Wells Fargo Bank, N.A. the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 26 day of Sept, 2008.

Commission expires:

Notary Public

NOTARIAL SEAL IOWA

KRISTINE LEE SCHARNBERG
Commission Number 746466
My Commission Expires
April 17, 2010

File Number: 280500115

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027