(1)

This Instrument Prepared By:

Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080508

Return To:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

Send Tax Bills To:
SAME

Davidson County DEEDWARR
Recvd: 01/06/09 10:10 2 pgs
Fees:13.00 Taxes:628.63
20090106-0001111

New Owner is:

Michael Derek Wells
202 Colt Drive
Nashville, TN 37221

MAP: 128-10-
PARCEL: 130.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James Vincent Mondelli, Jr.** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Michael Derek Wells and wife, Amy Nicholl Wells**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 127 on the plan of Stacy Square, Section 4, of record in Book 4460, page 12, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Vincent Mondelli, Jr., unmarried, by Warranty Deed from Leila M. Sullivan, unmarried, dated 7-23-99 and recorded 7-29-99 in Book 11594, page 358, Register's Office for Davidson County, Tennessee. Dawn Mondelli, wife of James Vincent Mondelli, Jr., hereby joins in the signing of this Warranty Deed to convey any marital interest in said property.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 31st day of December, 2008.

GRANTOR(S)

JAMES VINCENT MONDELLI, JR.

DAWN MONDELLI

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **James Vincent Mondelli, Jr. And Dawn Mondelli**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 31st day of December, 2008.

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

NOTARY PUBLIC

My Commission Expires: 9.26.09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$169,900.00**.

AFFIANT

SWORN TO and subscribed before me this the 31st day of December, 2008.

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

NOTARY PUBLIC

My commission expires: 9.26.09