WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090080313 DEEDWARR
Recvd: 11/25/09 15:32 2 pgs
Fees:13.00 Taxes:3644.50
20091125-0108709

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $985,000.00

SANDI WILEE IRONS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 5-8-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D. Christopher Wells and Eleanor B. Wells	same	
(NAME)	(NAME)	117-13B-131
131 Bowring Park		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **MICHAEL F. MONTIJO AND WIFE, PATRICIA JAMIESON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D. CHRISTOPHER WELLS AND WIFE, ELEANOR B. WELLS,** 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 a certain residential building site indentified as Lot No. 901, on the Plat of Abbottsford, Phase 2, of record in Instrument No. 20010502-0044874, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael F. Montijo and wife, Patricia Jamieson by deed from Felker Construction Co., Inc., dated July 31, 2003, of record as Instrument No. 20030818-0119568, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes, which have been paid; (b) Subject to all matters appearing on the Plan of record in Instrument No. 20010502-0044874, Corrected by Instrument No. 20020305-0027572, and further corrected by Instrument No. 20020828-0104512, said Register's Office; (c) Boundary Plat of record in Book 6250, Page 418, said Register's Office; (d) Declaration of Covenants, Conditions and Restrictions of record in Book 6478, Page 177, Book 6530, Page 242, Book 6537, Page 303, Book 8106, Page 1, Book 10458, Page 810, Instrument No. 20010330-0030930, Instrument No. 20010502-0045152 and re-recorded in Instrument No. 20010514-0049648, said Register's Office; (e) Easement to Nashville Electric Service as may affect Subject Property of record in Book 8643, Page 272, said Register's Office; (f) Easement as may affect Subject Property of record in Book 9421, Page 147, said Register's Office; (g) By-Laws of record in Book 8106, Page 20, Book 8627, Page 254, and Book 9381, Page 876, said Register's Office; (h) Charter of record in Book 6548, Page 213, said Register's Office; (i) Easement for Water Line of record in Book 1286, Page 690, and Book 1037, Page 572 as may affect Subject Property, said Register's Office; (j) Storm Water Detention Agreement of record in Book 6555, Page 328 and Instrument No. 20010425-0040838 as may affect Subject Property, said Register's Office; (k) Grant of Gas Service Line or Fuel Line Easement to Nashville Gas Company of record in Book 7272, Page 746, said Register's Office; and (l) Correction of Grant of Easement of record in Book 5128, Page 953 as may affect Subject Property, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 131 Bowring Park, Nashville, TN 37215

(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 18th day of November, 2009.

Michael F. Montijo

Patricia Jamieson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael F. Montijo and Patricia Jamieson, the bargainor, 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 Nashville, Tennessee this 18th day of November, 2009.

Amy Adams Gowan Notary Public

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 22, 2010