BILL GARRETT, Davidson County
Trans:T20100035189 DEEDWARR
Recvd: 06/09/10 16:12 2 pgs
Fees:13.00 Taxes:591.63
20100609-0044887

This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
{{FILENUMB}}

Send Tax Bills To:
USAA Fed. Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

New Owner is:
Scott Patrick Wells
2730 Bobby Avenue
Nashville, TN 37027

MAP: 073-01-0

PARCEL: 112.00

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, **Dennis Davis and wife, Amanda J. Snyder**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Scott Patrick 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:

Improved Property Known As: **2730 Bobby Avenue, Nashville, TN 37027**

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

Land in Davidson County, Tennessee, being Lot No. 48 on the Map of Happy Valley, Section "C", not of record, described according to a survey by Z.J. Wilkinson, Surveyor, 9/2/45, and further described by a survey of Southern Land and Associates, dated 8/14/78, as follows:

Beginning at a point on the southeasterly margin of Bobby Avenue located northwestwardly 775 feet, more or less, from the intersection of the southeasterly margin of Bobby Avenue and the northeasterly margin of Cooper Lane, said point also being the northeasterly corner of Lot No. 47 as conveyed to Benny T. Houchin, et ux, by deed from Charles E. Evans et ux, of record in Book 5015, page 278, Register's Office for said County; thence, with Houchin's northeasterly property line southeastwardly 140 feet to a point on the northwesterly rear line of Lot No. 6 on the plan of Virginia Manor, of record in Book 1835, page 22, said Register's Office; thence with the northwesterly rear lines of Lots Nos. 6 and 5, Virginia Manor, northeastwardly 100 feet, to the southwesterly corner of Lot No. 49 on the Map of Happy Valley, Section "C", as conveyed to Nell Bowen by deed from Logan Allman Harris et ux of record in Book 3896, page 839, said Register's Office; thence with Bowen's southwesterly property line northwestwardly 140 feet to a point on the southeasterly margin of Bobby Avenue; thence with the southeasterly margin of Bobby Avenue, southwestwardly 100 feet to the point of beginning.

Being the same property conveyed to Dennis Davis and Amanda J. Snyder, married to each other, by Warranty Deed from Mike C. Hiester and wife, Terri F. Hiester, dated 5-31-06 and recorded 6-8-06 in Instrument No. 20060608-0068066, in the Register's Office of Davidson County, Tennessee.

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 28th day of May, 2010.

GRANTOR(S):

DENNIS DAVIS

AMANDA J. SNYDER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Dennis Davis and Amanda J. Snyder**, 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 28th day of May, 2010.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is ~~$159,900.00~~

AFFIANT

SWORN TO and subscribed before me this 28th day of May, 2010.

MITCHELL AVERHOLT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My commission expires: 11/21/2010