WARRANTY DEED

Record & Return to:
Victory Title & Escrow, LLC
695 President Place, Suite 203
Smyrna, TN 37167
VT1004002222

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/6/2013

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary A. Davey	Suntrust Mortgage, LLC	**142-13-0A-078.00**
(NAME)	(NAME)	
1608 Glenridge Drive	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Richmond, VA 23224	
(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 Kent Wells, and wife Donna C. Wells**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary A. Davey, and husband, Michael A. Davey**, 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, TN, being Lot No. 78 on the Plan of Riverside, Phase 2, of record in Plat Book 7900, Page 656, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael Kent Wells, and wife Donna C. Wells by deed dated August 2, 1995 from Rochford Realty & Construction Co. Inc. of record in Book 9752, Page 258, and Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1608 Glenridge Drive, Nashville, TN 37221**

(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.

BILL GARRETT, Davidson County
Trans:T20100041804 DEEDWARR
Recvd: 07/08/10 11:08 2 pgs
Fees:13.00 Taxes:849.15

20100708-0053481

Witness our hands this **14th day of June, 2010.**

Michael Kent Wells

Donna C. Wells

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Michael Kent Wells and wife Donna C. Wells** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 14th day of June, 2010.

Commission expires: May 6, 2013

I. Dyke Tatum Notary Public