WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF TENNESSEE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. JOHN GREGORY HARDEMAN

BILL GARRETT, Davidson County
Trans:T20100050927 DEEDWARR
Recvd: 08/17/10 09:58 2 pgs
Fees:13.00 Taxes:1848.34

20100817-0064850

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
David B. Wells	SAME	
(NAME)	(NAME)	145-14-11
6021 Robert E. Lee Drive		
(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, **GERALD JERKINS, MARRIED AND GARY W. JERKINS, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID B. WELLS AND WIFE, ELIZABETH 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 Lot No. 173 on the plan of Tyne Valley Estates, Section 10, as of record in Book 3700, page 136, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Gerald Jerkins, married and Gary W. Jerkins, married, as tenants in common by deed from Ernest Ray Jerkins and wife, Geraldine Welch Jerkins, of record as Instrument No. 20060612-0069484, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2010 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom; and (b) all matters appearing on the plan of record in Book 3700, page 136, said Register's Office.

Grantors warrant that they have never lived in this property as married persons and that the said property is not subject to any marital rights therein.

unimproved ☐

This is improved ☒ property, known as 6021 Robert E. Lee Drive, Nashville, Tennessee 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 16th day of August, 2010.

Gerald Jerkins
By Gary Welch Jerkins, Attorney in Fact

Gary W. Jerkins

STATE OF TENNESSEE
COUNTY OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary W. Jerkins, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of August, 2010.

Commission expires:

My Commission Expires MAR. 4, 2013
JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

John Gregory Hardeman, Notary Public

STATE OF TENNESSEE
COUNTY OF TENNESSEE

On this 16th day of August, 2010, before me personally appeared Gary Welch Jerkins, to me known to be the person who executed the foregoing instrument on behalf of Gerald Jerkins and acknowledged that he executed the same as the free act and deed of Gerald Jerkins.

Witness my hand and official seal at Nashville, Tennessee this 16th day of August, 2010.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR. 4, 2013

John Gregory Hardeman, Notary Public