STATE OF Tennessee
COUNTY OF Davidson

Davidson County	DEEDWARR
Recvd: 08/02/11 13:07	3 pgs
Fees:18.00 Taxes:1248.75	
20110802-0059316	

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July, 2011.

Notary Public
MY COMMISSION EXPIRES: May 16, 2015
File No. G11-2642D

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John W. Mims and Virginia A. Mims, husband and wife (NAME)	Wells Fargo Bank, NA (NAME)	172-14-B-100
1433 Wexford Downs Lane (STREET ADDRESS)	2701 Wells Fargo Way (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Minneapolis, MN 55467 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Julie Barnett Judd, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John W. Mims and Virginia A. Mims, husband and wife**, 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. 100 on the plan of WINFIELD PARK, PHASE 2, SECTION 1, a planned unit development as shown by plat of record in Instrument No. 200008040077802, revised in Instrument No.200103130024106 and revised in Instrument No. 200801220006550, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Julie Barnett, a single person from Franklin Heritage Homes, LLC, by Deed dated June 4, 2002, as Instrument No. 200206050068004, in the Register's Office for Davidson County, Tennessee.
Julie Barnett having since married to Danny Judd and is now also know as Julie Barnett Judd.
Danny Judd joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 11113, page 691, and in any allied instrument(s) referred to in said restrictions.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 200103130024106 and revised in Instrument No. 200801220006550 , Register's Office for Davidson County, Tennessee.

3. Bylaws of record in Book 11113, page 717, Register's Office for Davidson County, Tennessee.

4. Easement to Bellsouth Telecommunications as recorded in Book 11628, page 204, Register's Office for Davidson County, Tennessee.

5. Common Area conveyed to Homeowner's Association of record in Instrument No. 200205150059529, Register's Office for Davidson County, Tennessee.

6. Stormwater detention agreement as recorded in Instrument No. 199911161744254 and Book 11744, page 254, Register's Office for Davidson County, Tennessee.

7. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1433 Wexford Downs Lane, Nashville, TN 37211.

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. Whenever 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 my/our hand(s) this 13th day of July, 2011.

Julie Barnett Judd
Julie Barnett Judd

July 13, 2011
Date

Danny Judd
Danny Judd

July 13, 2011
Date

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 Julie Barnett Judd and Danny Judd, wife and husband the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of July, 2011.

My Commission Expires: 9/2/2014

Notary Public

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

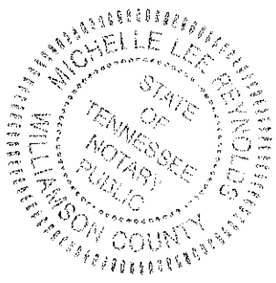
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 14, 2015

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