BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $588,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-12-2011

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jason M. Dinger (NAME)	**Jason M. Dinger** (NAME)	
2011 18th Avenue (ADDRESS)	**2011 18th Avenue** (ADDRESS)	**104-12-216.00**
Nashville, TN 37212 (CITY) (STATE) (ZIP)	**Nashville, TN 37212** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **BRYCE RANDOLPH WELLS AND WIFE, TRICIA ANN THORNTON WELLS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JASON M. DINGER AND WIFE, KRISTEN L. KEELY-DINGER,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 6, MAP OF LENOX PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 161, PAGE 171, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BRYCE RANDOLPH WELLS AND WIFE, TRICIA ANN THORNTON-WELLS BY WARRANTY DEED FROM BRUCE J. LYNSKEY, UNMARRIED, RECORDED ON THE 21ST DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050421-0044766, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN BOOK 161, PAGE 171 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

BILL GARRETT, Davidson County
Trans:T20120016490 DEEDWARR
Recvd: 03/06/12 12:14 2 pgs
Fees:13.00 Taxes:2175.60
20120306-0019576

This is
( ) **unimproved**
(X) **improved**
property known as **2011 18th Avenue Nashville, Tennessee 37212**
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 2nd day of March, 2012.

Bryce Randolph Wells

Tricia Ann Thornton Wells by Bryce Randolph Wells, Attorney in Fact

Tricia Ann Thornton Wells by Bryce
Randolph Wells, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bryce Randolph Wells, the within named 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, this the 2nd day of March, 2012.

Megan Paulus

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of March, 2012, before me personally appeared Bryce Randolph Wells to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tricia Ann Thornton Wells and who acknowledged he executed the same as the free act and deed of the said Tricia Ann Thornton Wells.

Witness my hand and official seal, this the 2nd day of March, 2012.

Megan Paulus

Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212