WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120054820 DEEDWARR
Recvd: 07/26/12 09:20 2 pgs
Fees:13.00 Taxes:462.50
20120726-0065651

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2012

Notary Public

MY COMMISSION EXPIRES: 10.11.15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tennessee Nations Title Agency, Inc., 4811 Lebanon Road, Suite 107, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey D. Wells & Diane D. Wells	Jeffrey D. Wells	061. 16-0-283.00
(NAME)	(NAME)	
1432 Norvel Avenue	1432 Norvel Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, SANDRA S. WATSON, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFREY D. WELLS AND WIFE, DIANE D. WELLS, HEREINAFTER CALLED THE GRANTEE(S), 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. 8 on the plan of Shadowlawn Subdivision, of record in Book 1130, page 84, Register's Office for said County.

Said Lot No. 8 fronts 60 feet on the southerly margin of Norvel Avenue and extends back 151 feet on the westerly line and 144.9 feet on the easterly line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Sandra S. Watson, unmarried by Warranty Deed from Duane D. Jarvis and wife, Denise A. Jarvis, f/k/a Denise A. Arguijo, dated September 28, 2000 and recorded in Instrument Number 20001005-0098940, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; Plat restrictions in Plat Book 1130, page 84 of record in the Register's Office for Davidson County, Tennessee.

This is improved X property, known as unimproved

1432 Norvel Avenue, Nashville, Tn. 37216
(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 my hand this 20 day of July, 2012

Sandra S. Watson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Sandra S. Watson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of July, 2012.

Notary Public

My Commission Expires: Sept. 3, 2012

CHARLES M. WINN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Return to:

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067