THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 12081703

BILL GARRETT, Davidson County
Trans:T20120065938 DEEDWARR
Recvd: 09/04/12 10:45 2 pgs
Fees:13.00 Taxes:5827.50
20120904-0079428

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: $1,575,000.00.

Affiant

Subscribed and sworn to before me, this31st day of August, 2012.

Notary Public
My Commission Expires: 6-26-16

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John C. Wellons and Melissa F. Wellons 3801 Whitland Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 104-13-0-027.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George Michael Cassity and spouse, Jodie Cassity** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John C. Wellons and wife, Melissa F. Wellons** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the Northerly part of Lot No. 1 of Block "F" on the Map of the Whitland Realty Co., Subd., as of record in Book 332, Page 141, Register's Office for said County.

According to a survey made by John M. Sullivan, Civil Engineer, November 14, 1956, said part of Lot No. 1 fronts 100 ft. on the Southerly side of Whitland Ave. and runs back 185 ft. on the Westerly line, and 185 ft., more or less, on the Easterly line, with the Westerly margin of Carden Ave., to a point 15 ft. North of the Northerly line of Lot No. 12, measuring 93.2 ft. thereon.

Being the same property conveyed to George Michael Cassity and spouse, Jodie Cassity by Warranty Deed from E. Burton Tally, Jr. and wife, Kay T. Tally, recorded on the 2nd day of May, 2005 in Instrument No. 20050502-0048246, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WHITLAND REALTY COMPANY'S Subdivision, as recorded in Plat Book 332, Page(s) 141.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 3801 Whitland Avenue Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2012.

George Michael Cassity

Jodie Cassity

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George Michael Cassity and Jodie Cassity, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2012.

Notary Public

My Commission Expires: 9/9/14

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014