WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$340,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013

(AFFIX SEAL)

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas L. Paul	**Same As New Owner**	
(NAME)	(NAME)	**Map 158-11-A**
409 St. Edmund Ct		
(ADDRESS)	(ADDRESS)	**Parcel 12.00**
Brentwood TN 37027		
(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, **SCOTT D. WELLS AND WIFE, JULIE C. WELLS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS L. PAUL AND WIFE, PAMELA D. PAUL,** 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. 12 on the Final Plat of Cambridge Downs Subdivision of record in Instrument No. 20050727-0087930, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott D. Wells and wife, Julie C. Wells by deed from Daniel A. McCarthy, of record as Instrument No. 20080222-0017626, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2012 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record as Instrument No. 20050727-0087930, said Register's Office; (c) Restrictive covenants contained in Instrument No. 20050727-0087931, said Register's Office; (d) Charter of record as Instrument No. 20041116-0137762, said Register's Office; (e) Charter of record as Instrument No. 20050714-0081979, said Register's Office; (f) Easement of record in Book 8339, page 290 and Book 9190, page 244, said Register's Office; and (g) Easement of record in Book 8745, page 744, said Register's Office.

unimproved ☒

This is improved ☐ property, known as **409 St. Edmunds Court, Brentwood, TN 37027**

(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.

BILL GARRETT, Davidson County
Trans:T20120071731 DEEDWARR
Recvd: 09/24/12 10:55 2 pgs
Fees:13.00 Taxes:1258.00
20120924-0086493

Witness our hands this 19th day of September, 2012.

Scott D. Wells
by: Robert L. Scruggs, Atty in Fact
Scott D. Wells

Julie C. Wells,
by: Robert L. Scruggs, Atty in Fact
Julie C. Wells

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th **day of September, 2012**, before me personally appeared, **Robert L. Scruggs**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf **Scott D. Wells and Julie C. Wells** and acknowledged that she executed the same as the free act and deed of **Scott D. Wells and Julie C. Wells.**

Witness my hand and official seal at Nashville, Tennessee this 19th day of September, 2012.

Commission expires:

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2014

Notary Public