RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-1508

BILL GARRETT, Davidson County
Trans:T20130046988 DEEDWARR
Recvd: 06/05/13 12:51 2 pgs
Fees:13.00 Taxes:338.55
20130605-0057161

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **13-1124**

WARRANTY DEED

5/30/13

THIS INDENTURE, made and entered into this ~~6/07/2013~~, by and between **William T Pittman and Kimberly D Pittman, husband and wife**, parties of the first part, and **Manuel Edward Wells, Sr., an unmarried man**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Unit No. 66 as created and established by the Master Deed and By Laws for River Glen, a Horizontal Property Regime of record in Book 7566, Page 571 Register's Office for Davidson County, Tennessee and as shown on the Map entitled River Glen, Phase II-B of record in Plat Book 6900, page 819, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and By Laws by instrument of record in Book 7724, page 293, said Register's Office, to all of which reference is heremade for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed and ByLaws as maybe from time to time amended as provided therein.

Being the same property conveyed to William T Pittman and Kimberly D Pittman as husband and wife, joint tenants with rights of survivorship by deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington D.C. as Instrument No 201302220018211, said Register's Office.

This conveyance is made subject to: any and all existing easements and restrictions contained of record.
Parcel ID # **52-13B-19C**
☒ Improved OR
☐ Unimproved property located at: **2513 Sonar Street, Nashville, TN 37214**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

William T Pittman

Kimberly D Pittman

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **William T Pittman and Kimberly D Pittman** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 7th day of ~~June~~ May, 2013.

Notary Public

My Commission Expires: 2/6/15

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Owner's Name: **Manuel Edward Wells, Sr.**

and Address: **2513 Sonar Street, Nashville, TN 37214**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the ~~actual~~ consideration for this transfer or value of the property transferred, whichever is greater, is **$91,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 7th day of June, 2013..

Notary Public

My Commission Expires: 4-12-14