(2)

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$500,000.00**

Affiant

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

Notary Public

My commission expires: 4-23-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Quinn Wells **Sarah Wells**	New Owner	**Map 105-13-0 Parcel 325-00**
908 Bradford Ave.		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mark Tucker, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Quinn Wells and Sarah Wells, husband and wife

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. 18 and the westerly 35 feet of Lot No. 17 on the Plan of Waldkirchs Subdivision, of record in Book 421, Page 90, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot and part of said lot adjoin and front together 85 feet on the northerly side of Bradford, formerly Caroline Avenue, and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Mark Tucker, by Deed from RMS Residential Properties, LLC, dated August 18, 2010 of record in Instrument No. 20101014-0082267, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Mark Tucker, pursuant to a Power of Attorney executed by same on the 14th day of May, 2012, of record in Instrument No 20130612-0059920 **, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BILL GARRETT, Davidson County
Trans:T20130049373 DEEDWARR
Recvd: 06/12/13 14:17 2 pgs
Fees:13.00 Taxes:1850.00
20130612-0059921

This is improved (__x__) Unimproved (____) property, known as **908 Bradford Ave., Nashville, TN 37204**

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 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/our hand(s) this **7th** day of **June, 2013.**

Mark Tucker

By: Debbie O'Neil, Attorney in Fact

Debbie O'Neil, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of June, 2013, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Debbie O'Neil**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Mark Tucker** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Mark Tucker**, for the purpose therein contained, by signing the name of **Mark Tucker,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **June, 2013.**

Notary Public

My Commission Expires: 9/19/16

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY