BILL GARRETT, Davidson County
Trans:T20130055842 DEEDWARR
Recvd: 07/01/13 14:58 2 pgs
Fees:13.00 Taxes:661.93
20130701-0067804

WARRANTY DEED

G-VRES-13-2730

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,980.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LOY CARMEY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristine Lew Frankenheimer	SWBC Mortgage	
2730 Bobby Avenue	(NAME) 9311 San Pedro Ave., Ste. 100	
(ADDRESS) Nashville, TN 37216	(ADDRESS) San Antonio, TX 78216	73-1-112.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SCOTT PATRICK WELLS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KRISTINE LEW FRANKENHEIMER, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 48 ON THE MAP OF HAPPY VALLEY, SECTION "C", NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY BY Z.J. WILKINSON, SURVEYOR, 9/2/45, AND FURTHER DESCRIBED BY A SURVEY OF SOUTHERN LAND AND ASSOCIATES, DATED 8/14/78, AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY MARGIN OF BOBBY AVENUE LOCATED NORTHWESTWARDLY 775 FEET, MORE OR LESS, FROM THE INTERSECTION OF THE SOUTHEASTERLY MARGIN OF BOBBY AVENUE AND THE NORTHEASTERLY MARGIN OF COOPER LANE, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF LOT NO. 47 AS CONVEYED TO BENNY T. HOUCHIN, ET UX, BY DEED FROM CHARLES E. EVANS ET UX, OF RECORD IN BOOK 5015, PAGE 278, REGISTER'S OFFICE FOR SAID COUNTY; THENCE, WITH HOUCHIN'S NORTHEASTERLY PROPERTY LINE SOUTHEASTWARDLY 140 FEET TO A POINT ON THE NORTHWESTERLY REAR LINE OF LOT NO. 6 ON THE PLAN OF VIRGINIA MANOR, OF RECORD IN BOOK 1835, PAGE 22, SAID REGISTER'S OFFICE; THENCE WITH THE NORTHWESTERLY REAR LINES OF LOTS NOS. 6 AND 5, VIRGINIA MANOR, NORTHEASTWARDLY 100 FEET, TO THE SOUTHWESTERLY CORNER OF LOT NO. 49 ON THE MAP OF HAPPY VALLEY, SECTION "C", AS CONVEYED TO NELL BOWEN BY DEED FROM LOGAN ALLMAN HARRIS ET UX OF RECORD IN BOOK 3896, PAGE 839, SAID REGISTER'S OFFICE; THENCE WITH BOWEN'S SOUTHWESTERLY PROPERTY LINE NORTHWESTWARDLY 140 FEET TO A POINT ON THE SOUTHEASTERLY MARGIN OF BOBBY AVENUE; THENCE WITH THE SOUTHEASTERLY MARGIN OF BOBBY AVENUE, SOUTHWESTWARDLY 100 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SCOTT PATRICK WELLS BY WARRANTY DEED FROM DENNIS DAVIS AND WIFE, AMANDA J. SNYDER, RECORDED ON THE 9TH DAY OF JUNE, 2010 IN INSTRUMENT NO. 20100609-0044887, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2730 Bobby Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 28th day of June, 2013.

Scott Patrick Wells

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott Patrick Wells, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of June, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903