BILL GARRETT, Davidson County
Trans:T20140026796 DEEDWARR
Recvd: 04/21/14 14:34 2 pgs
Fees:13.00 Taxes:530.95
20140421-0033101

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14142

Send Tax Bills To:
SWBC Mortgage Corporation
9311 San Pedro Avenue, Suite 100
San Antonio, TX 78216

New Owner is:
James R. Wells
3056 Whitland Crossing Drive
Nashville, TN 37214

MAP: 096-09-0B

PARCEL: 028.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Monique Hairston Martin, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **James R. Wells, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **3056 Whitland Crossing Drive, Nashville, TN 37214**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 3056, "Donelson's Place", as shown on Exhibit "B" to Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument Number 20070703-0079564, as amended in Instrument Number 20070712-0083113 (which includes revised Exhibit "B" Plan of Donelson's Place), and further amended in Instrument Number 20070816-0098067 and Instrument Number 20101026-0085599, Register's Office for Davidson County, to which reference is made for a more complete description. ★

BEING the same property conveyed to Monique Hairston Martin, unmarried, by Warranty Deed from Renasant Bank dated 10/22/10 and recorded 10/26/10 in Instrument Number 20101026-0085521, Register's Office for Davidson County, Tennessee.

M.H.M.
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

★and Scrivener's Affidavit in Instrument 20101112-0091023

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of April, 2014.

GRANTOR(S):

MONIQUE HAIRSTON MARTIN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Monique Hairston Martin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15th day of April, 2014.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$143,500.00**.

AFFIANT

SWORN TO and subscribed before me this 15th day of April, 2014.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires:_____