(2)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-22482

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $171,500.00

Affiant

Subscribed and sworn to before me, this 26th day of September, 2014.

Notary Public
My commission expires: 3/26/2018 3/26/18

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew W. Wells 2021 Stanford Village Drive Antioch, TN 37013	New Owner	173110A03600CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **John J. Galler, a single man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Andrew Wells and Tania Bartos-Wells, husband and wife** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being more particularly described as follows:

Being all of Lot No. 101, on the plan of Section One, Stanford Village, as of record in Instrument Number 20000204-0012060 and Instrument Number 20000204-0012061, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John J. Galler by Quitclaim Deed from Korianna Elkins Galler, recorded on September 28, 2010, in Instrument Number 20100928-0077292, Register's Office for Davidson County, Tennessee.

This property is improved property known as **2021 Stanford Village Drive, Antioch, TN, 37013**

This conveyance is subject to the following: (1) Restrictive Covenants of record in Instrument Number 200002280019107 and as amended in Instrument Number 200411080134204, Register's Office for Davidson County, Tennessee; (2) all matters of record in Plat Map Instrument Number 20000204-0012060 and 20000204-0012061, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140073925 DEEDWARR
Recvd: 10/01/14 14:42 2 pgs
Fees:13.00 Taxes:634.55
20141001-0090724

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 26th day of September, 2014.

John J. Galler, by Triston Jacobs, his
Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On September 25, 2014, before me personally appeared, Triston Jacobs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John J. Galler, and who acknowledged that he executed the same as the free act and deed of John J. Galler.

Witness my hand and official seal at this 26th day of September, 2014.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2014083250