THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

**W. AARON FORTNER, ATTORNEY AT LAW**
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140082420 DEEDWARR
Recvd: 10/31/14 15:43 2 pgs
Fees:13.00 Taxes:1422.65
20141031-0100880

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| MICHELLE C HARTZELL<br>2912 Wellesley Trace<br>Nashville, Tennessee 37215 | new owner | 117-060-0A-011.00 CO |

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **BENJAMIN T. JORDAN and wife, ELLEN J. JORDAN**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **MICHELLE C HARTZELL, A SINGLE PERSON**, hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 3B on the Plan of Condominium Site Plan Showing Lot #3 Wellesley Trace Sect. #2, Rev. #2 of record in Plat Book 5210, page 240, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Wellesley Trace Homeowner's Association, Inc., a horizontal property regime established by Master Deed of record in Book 5054, page 633, amended in Book 5547, page 175, said Register's Office.

Being the same property conveyed to Benjamin T. Jordan and wife, Ellen J. Jordan, by deed from Bridget L. Collier, unmarried at Book 11056, page 656, filed on 08-07-1998, said Register's Office.

This is improved property known as **2912 Wellesley Trace, Nashville, Tennessee 37215 .**

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **31st** day of **October**, **2014**:

**Benjamin T. Jordan**

**Ellen J. Jordan**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BENJAMIN T. JORDAN and ELLEN J. JORDAN**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. WITNESS my hand and official seal, this 31st day of October, 2014:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ @ DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $384,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2014:

Notary Public

My Commission Expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY