WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$142,000.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Wells	NEW OWNER	
(NAME)	(NAME)	(MAP)
660 Goodsprings Road		160140B08300CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Derek K. Faulkner and wife, Angela L. Faulkner**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Scott Wells, married**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davison County, Tennessee, being Unit No. 5783, in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the Plat of 2nd Revision Brentwood Trace Condominiums, recorded in Book 5200, page 261, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, page 415, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of appended thereto, recorded in Book 5524, page 415, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made part hereof the same as though copied herein. Also incorporated herein is the amendment to By-Laws of record in Book 5537, page 988, said Register's Office and amendment to Master Deed of record in book 5545, page 510, said Register's Office.

Being the same property conveyed to Derek K. Faulkner and wife, Angela L. Faulkner by deed from Douglas W. Daniel and wife, Tina D. Daniel of record in Instrument No. 20050829-0102931, Register's Office for Davidson County, Tennessee, dated August 24, 2005 and recorded on August 29, 2005.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5783 Brentwood Trace, Brentwood, Tennessee 37027

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, their heirs and assigns forever; and we do covenant with 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.

BILL GARRETT, Davidson County
Trans:T20140089646 DEEDWARR
Recvd: 12/01/14 10:15 2 pgs
Fees:13.00 Taxes:525.40
20141201-0109741

Witness my/our hand(s) this 26th day of November, 2014.

Derek K. Faulkner

Angela L. Faulkner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Derek K. Faulkner; Angela L. Faulkner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 26th day of November, 2014.

Notary Public

John M. Wells
State of Tennessee
Notary Public
Davidson County

My Commission Expires: 7/6/2015