Return To
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $227,900.00.

Affiant

Subscribed and sworn to me on January 16, 2015.

NOTARY PUBLIC

My Commission Expires: 10/2/17

BILL GARRETT, Davidson County
Trans:T20150005133 DEEDWARR
Recvd: 01/21/15 14:58 2 pgs
Fees:13.00 Taxes:843.23
20150121-0005989

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nelson Dane Wells 1260 Scarcroft Lane Nashville, TN 37221	Paramount Residential 1265 Corona Pointe Ct. Ste 301 Corona, CA 92879	141-05-0-A-204.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lisa Littlejohn and Jack Littlejohn, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Nelson Dane Wells, a single man, and Whitney Salyer, a single woman, as tenants in common with rights of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, TN being Lot No. 204 on the Plan of Avondale Park, Phase 2, Section 1 as shown on the plan of record in Instrument No. 20110208-0011105, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Lisa Littlejohn and Jack Littlejohn, wife and husband, by special warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20120626-0055949, Register's Office for Davidson County, Tennessee..
>
> This is improved property known as 1260 Scarcroft Lane, Nashville, TN 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 on January 16, 2015.

Lisa Littlejohn

Jack Littlejohn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On January 16th, 2015, before me personally appeared Lisa Littlejohn and Jack Littlejohn to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on January 16th, 2015.

NOTARY PUBLIC

My Commission Expires: 11-6-17

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY