BILL GARRETT, Davidson County
Trans:T20150052388 DEEDWARR
Recvd: 06/30/15 10:37 3 pgs
Fees:18.00 Taxes:3622.30

20150630-0062873

This instrument prepared by:
Fidelity Residential Solutions
900 Wilshire Drive
Suite 107
Troy, MI 48084
752103 1501-03967
Lori Tenbusch

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hartwell Roper	F & M Bank	10416017100
(NAME) 2009 Linden Ave	(NAME) P.O. Box 451	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37212	(STREET ADDRESS) Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Bryce R. Wells and Tricia A. Thornton-Wells, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Hartwell Roper and Colleen Roper, Husband and Wife, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 979,000.00

Affiant _____

Subscribed and sworn to before me this the 26th day of June 2015.

Notary Public _____

My commission expires: 10/18/2016
(Affix Seal)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is unimproved ( ), known as 2009 Linden Avenue, Nashville, TN 37212

improved (x).

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 26th day of June, 2015, _____, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bryce R. Wells

Tricia A. Thornton-Wells

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bryce R. Wells, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 2015.

Brenda R Lehman

(This area for official notarial seal)

Notary Public
My Commission Expires: 3/24/19

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Commonwealth of Massachusetts
COUNTY OF

Personally appeared before me, Indira Zvekic, a Notary Public in and for said County and State, Tricia A. Thornton-Wells, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that TN DL executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2015.

(This area for official notarial seal)

Notary Public
My Commission Expires:

INDIRA ZVEKIC
NOTARY PUBLIC
MASSACHUSETTS

INDIRA ZVEKIC
Notary Public
Commonwealth of Massachusetts
My Commission Expires Nov. 2, 2018

FRS File No.: 752103 Customer File No.: 1501-03967

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: being the easterly part of Lot 89 on the revised plan of George W. Blair's Subdivision of Belmont Heights of record in Book 332, Page 117, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. Beginning on the southerly margin of Linden Avenue at the corner of Lots Nos. 89 and 90; thence with the line between said two Lots southwardly 208.2 feet to the northerly margin of an alley; thence with said alley westwardly 50 feet to the southeast corner of property conveyed to Roy C. Holland and wife, by Deed from Duncan R. Dorris of record in Book 1212, Page 284, said Register's Office; thence with Holland's easterly line, northwardly 100 feet; thence westwardly 2 feet; thence northwardly 108.1 feet, more or less, to the southerly margin of Linden Avenue, thence with said Avenue, eastwardly 52 feet to the beginning.

Being the same property conveyed to Bryce R. Wells and Tricia A. Thornton-Wells, husband and wife, by Deed from Children's Hope, LLC, recorded on September 7, 2011, of record in Instrument Number 20110907-0069186, Register's Office for Davidson County, Tennessee.