RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW150003

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150088669 DEEDWARR
Recvd: 10/19/15 10:31 2 pgs
Fees:13.00 Taxes:573.50
20151019-0105937

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2015.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seth W. Wells and Lisa Wells 3821 Asheford Trace Antioch, TN 37013	Peoples Home Equity, Inc. 5205 Maryland Way, Ste. 100 Brentwood, TN 37027	164 13 0 122.00

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Five Thousand and 00/100 Dollars ($155,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **HEATH TYLER AND WIFE, HOLLY TYLER**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **SETH W. WELLS AND LISA WELLS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 26 on the Plan of Treehaven, Section One, as of record in Book 9700, Page 579, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Heath Tyler and wife, Holly Tyler by Warranty Deed from Daniel S. Varnell and wife, Carol L. Cavitt, now known as, Ceci L. Varnell, dated January 20, 2006 and recorded January 26, 2006, of record in Instrument Number 20060126-0009892, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 3821 Asheford Trace, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of October, 2015.

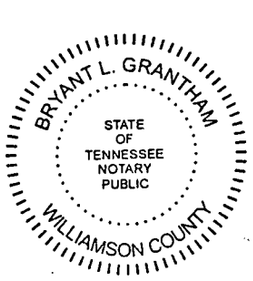
HEATH TYLER

HOLLY TYLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Heath Tyler and wife, Holly Tyler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of October, 2015.



Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017