This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

Send Tax Bill to
NEW OWNER:
Andrew W. Duthie
1804 Woodland Street
Nashville, TN 37206-1948

MORTGAGEE:
First Farmers & Merchants Bank
300 Billingsly Court
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 12/21/15 12:07 4 pgs
Fees:23.00 Taxes:1702.00
20151221-0127968

MAP 106-5- 101

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert Wells and wife, Linda Wells** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Andrew W. Duthie**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Attached Exhibit "A"

Being a part of the same property conveyed to Robert Wells and wife, Linda Wells by deed from Timothy R. Puckett and wife, Vycki C. Puckett dated April 9, 2003, of record in Instrument no. 20030502-0058696, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to an easements, set forth in instruments of record in Book 3794, page 831 and Book 5218, page 610, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 57, page 126, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 57, page 126, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

This is improved property known as 30 Cleveland Avenue, Nashville, Tennessee 37210.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an **"as is, where is" and "with all faults"** condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said 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 GRANTEE, his heirs and assigns, forever, and,

GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that 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 GRANTEE, and his 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.

WITNESS our hands this the 17th day of December, 2015.

Robert Wells

Linda Wells

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert Wells and wife, Linda Wells**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of December, 2015.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $460,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of December, 2015.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

CERTIFICATION

I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

STATE OF TENNESSEE
COUNTY OF WILSON

On this 17th day of December, 2015, personally appeared before me, a notary public for this county and state, Christie J Lannom, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

Exhibit "A"

30 Cleveland Avenue Description

Land situated in the city of Nashville, Davidson County, Tennessee. And being lot 30 and part of lot 31 on the plan of subdivision of A.M. Brown's land, of record in plat book 57, page 126, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod (new) on the westerly margin of Cleveland Avenue (R/W 50' plat book 57, page 126, R.O.D.C.,TN) said rod lying approximately 630 feet south of the radius return intersection of Murfreesboro Pike and Cleveland Avenue as measured along the westerly margin of Cleveland Avenue;

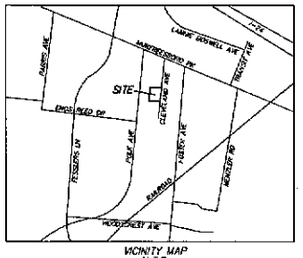
Thence, continuing with Cleveland Ave South 05°52'46" West 60.00 feet to an iron rod (new);

Thence, along or near the northerly property line of Robert and Linda Wells of record in instrument number 20030502-0058696 R.O.D.C.,TN, North 84°58'48" West 132.50 feet to an iron rod (new) on the easterly margin of Alley #2082 of record in plat book 57, page 126, R.O.D.C.,TN;

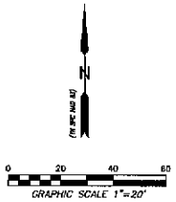
Thence, with the margin of said alley North 05°52'46" East 60.00 feet to an iron rod (new);

Thence, along or near the southerly line of David B. Kenaum Et Ux of record in deed book 6673, page 243, R.O.D.C.,TN South 84°58'48" East 132.50 feet to an iron rod (new) which is the point of beginning; and containing 7,949 square feet or 0.18 acres more or less.

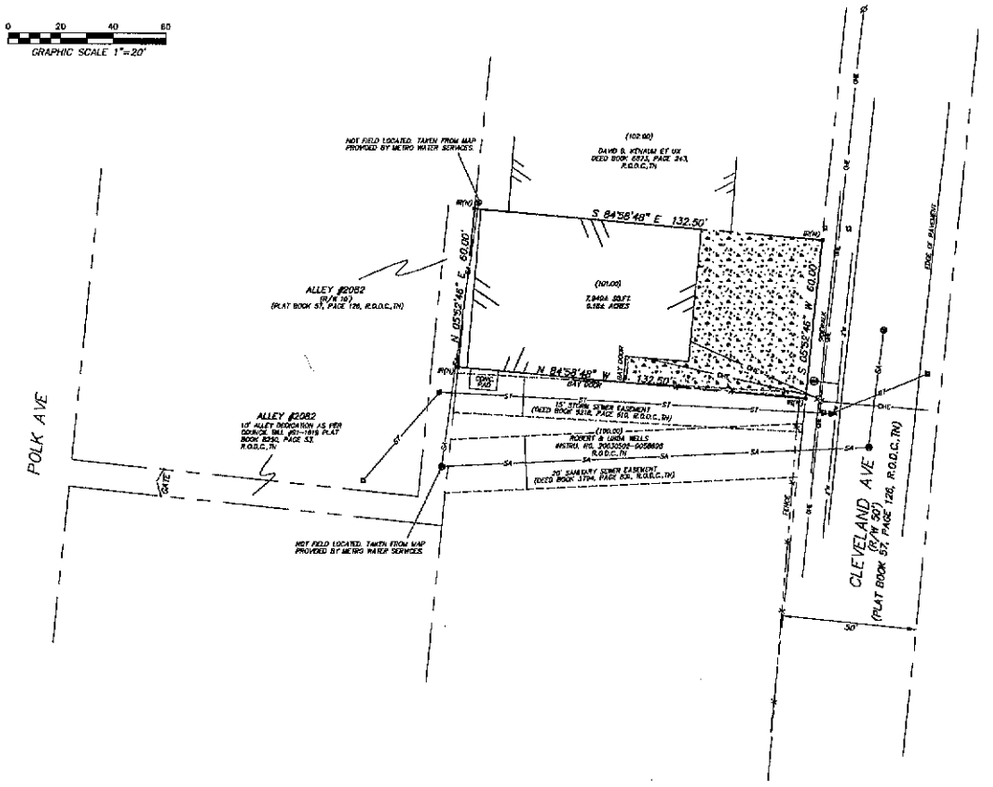
According to a survey, attached as Exhibit "B", prepared on December 2, 2015, by James. Allen Crawford, Crawford & Cummings pc, 1929 21st Ave. S., Nashville, Tennessee 37212, Tennessee RLS No. 1455.



VICINITY MAP
N.T.S.



GRAPHIC SCALE 1"=20'



SURVEYOR'S CERTIFICATE

To: First American Title Insurance Company,
Andrew M. Skibitsky,
Goodwin Procter Services, Inc.,
First American Title Services, Inc.,
Daniel J. Wojnicki.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 4, 6(a), 8, 11(b), 16(b), and 13 of Table A thereof. The field work was completed on November 22, 2013.

JAMES ALLEN CRAWFORD
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1676

UTILITY NOTE:

THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE EXERCISED WITH THIS UNDERSTANDING. DETAILED VERIFICATION OF EXISTING LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DESIGN RELATIVE THERETO. USE, AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF WORK INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR DOWNTIME, TENNESSEE ONE CALL 1-615-366-1997 OR 1-800-351-1111.

NOTES:

1. FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 13139, EFFECTIVE DATE OCTOBER 27, 2013 WAS FURNISHED TO THIS SURVEYOR.

2. THIS SURVEY MEETS OR EXCEEDS THE URBAN REQUIREMENTS OF A CATEGORY I SURVEY AS PER THE STANDARDS OF PRACTICE CHAPTER 0820-3-.07 (OPTIONAL RULES) ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS.

4. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD 83 (1995).

5. SUBJECT SITE IS CURRENTLY ZONED: IR

SCHEDULE B – SECTION 2 EXCEPTIONS:

9. SUBJECT TO EASEMENTS, SET FORTH IN INSTRUMENTS OF RECORD IN BOOK 5784, PAGE 531, AND BOOK 5218, PAGE 618, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE TO WHICH INSTRUMENT REFERENCE IS HERE MADE FOR THE EXACT TERMS AND DETAILS THEREOF. (AFFECTS SUBJECT PROPERTY, SHOWN HEREON.)

10. SUBJECT TO ALL COVENANTS, SUBDIVISION RESTRICTIONS, EASEMENTS AND OTHER MATTERS OF RECORD IN PLAT BOOK 57, PAGE 126, SAID REGISTER'S OFFICE. (AFFECTS SUBJECT PROPERTY, SHOWN HEREON.)

11. SUBJECT TO ALL OF THOSE FACTS, CONDITIONS AND LIMITATIONS SHOWN ON THE PLAT OF RECORD IN BOOK 57, PAGE 126, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. REFERENCE IS HERE MADE TO SAID PLAT FOR A MORE COMPLETE DESCRIPTION OF THE ITEMS AND DETAILS THEREUPON. (AFFECTS SUBJECT PROPERTY, SHOWN HEREON.)

RECORD DESCRIPTION:

A tract or parcel of land lying in Davidson County, State of Tennessee being described as follows:

Being Lot No. 30 & part of Lot No. 31 on the Plan of A.W. Brown's Land, of record in Plat Book 57, page 126, Register's Office of Davidson County, Tennessee. Said Lot No. 30 & part of Lot no. 31 front together 50 feet on the westerly side of Cleveland Avenue and extend back between parallel lines 132-1/2 feet to an alley in the rear.

Being the same property conveyed to Robert Wells and wife, Linda Wells by Deed dated April 9, 2003, from Timothy E. Puckett and wife, Vicki C. Puckett by deed of record in Instrument no. 20030502-0058918, Register's Office for Davidson County, Tennessee.

Commonly known as : 30 Cleveland Avenue, Nashville, TN 37210.

LEGEND

(00)	PARCEL NUMBER	LP.(0) ○ EXISTING IRON PIN	-W- WATER LINE
(0)	LOT NUMBER	LP.(N) ● IRON PIN SET, 5/8" SURVEY	-SA- SEWER LINE
	CATCH BASIN	PROPERTY LINE	-G- GAS LINE
	STORM MANHOLE	-X- FENCE LINE	-OHE- UTILITY LINE
	SAN. MANHOLE		
	FIRE HYDRANT		

PREPARED FOR:

CUSHMAN WAKEFIELD
MICHAEL HAVENS COM
1033 DEMONBREUN ST SUITE 600
NASHVILLE, TN. 37210

WARNING

THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTY OR PARTIES NAMED HEREON AND IS INTENDED FOR THEIR SOLE USE. OTHER PARTIES ARE ADVISED NOT TO RELY UPON THIS USE OF THIS DRAWING BY PARTIES OTHER THAN THOSE LISTED HEREON IS UNAUTHORIZED AND CONSTITUTES A VIOLATION OF FEDERAL COPYRIGHT LAWS.

DEED REFERENCE

TO: ROBERT & LINDA WELLS
FROM: TIMOTHY E. & VICKI C. PUCKETT
INSTRU#: 20030502-0058628, R.O.D.C., TN

PROPERTY MAP REFERENCE

PARCEL ID: 105-15-0-101.00

PLAT REFERENCE

BEING LOT NO. 30 AND PART OF LOT NO. 31 ON THE PLAN OF A.W. BROWN'S LAND, OF RECORD IN PLAT BOOK 57, PAGE 126, R.O.D.C., TN

CRAWFORD & CUMMINGS, P.C.
1820 21ST. AVE. SOUTH
NASHVILLE, TN. 37212
(615) 292-2061 FAX (615) 383-6879
EMAIL: ALAW@COURVEYORS.NET

ALTA / ACSM LAND TITLE SURVEY
30 CLEVELAND AVENUE
CITY OF NASHVILLE, 17TH COUNCIL MANIC DISTRICT,
DAVIDSON COUNTY, TENNESSEE

DATE: 12-02-2013 CCPC JOB NO. 13-12420
REVISED: 12-17-2013

Exhibit "B"

L:\CAD\13-12420\13-12420-ALTA.DWG