BOP 44

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15126080** BILL GARRETT, Davidson County Trans:T20160004574 DEEDWARR Recvd: 01/19/16 11:27 2 pgs Fees:13.00 Taxes:5587.00 20160119-0004993	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,510,000.00. Affiant Subscribed and sworn to before me, ~~this~~ 15th day of January, 2016. Notary Public My Commission Expires: 1/5/2020 WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 6, 2017

WARRANTY DEED

Address New Owner: David B. Wells and Elizabeth B. Wells 4426 EAST BROOKFIELD DR Nashville, TN 37205-4510	Send Tax Bills To: Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	Tax Information: Tax Parcel ID No. 130-13-49.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Roy C. DeSha Jr. and Christine M. Whitworth a/k/a Christine M. DeSha, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **David B. Wells and spouse, Elizabeth B. Wells,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of B. E. Woodard's Warner Park Subdivision of record in Plat Book 1130, Page 87, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Roy C. DeSha Jr. and wife, Christine M. Whitworth a/k/a Christine M. DeSha by Warranty Deed from Jonathan C. Nesbitt and Kimberly K. Nesbitt, recorded on the 9th day of January, 2007 in Instrument No. 20070109-0003482, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of B.E. WOODARD'S WARNER PARK SUBDIVISION, as recorded in Plat Book 1130, Page(s) 87.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement recorded in Book 1358, Page 149.

This is improved property located at 4426 EAST BROOKFIELD DR, Nashville, TN 37205-4510

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantors covenant that they 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, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 15th day of January, 2016.

Roy C. DeSha Jr.

Christine M. Whitworth a/k/a Christine M. DeSha

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Roy C. DeSha Jr. and Christine M. Whitworth a/k/a Christine M. DeSha, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018