Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $~~148,000.00~~ 161,000.00

David D. Hildman
Affiant

BILL GARRETT, Davidson County
Trans:T20160014445 DEEDWARR
Recvd: 02/22/16 13:42 2 pgs
Fees:13.00 Taxes:595.70
20160222-0016724

Subscribed and sworn to before me this 16th day of February, 2016.

Notary Public
My Commission Expires: 6/24/2018

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

16-0069

Address of New Owner:	Send Tax Bills to:	Tax Information:
Chris Chase	New Owner	081-11-0
1709 12th Ave. N		436.00
Nashville, TN 37206		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Gillian T. Prichard, now Wells, unmarried,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Chris Chase, unmarried,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the North half of Lot No. 158 on the Map of D.T. McGavock et. at., of record in Book 21, page 41, Register's Office for Davidson County, Tennessee. Said part of said Lot No. 185 fronts 50 feet on the Westerly side of 12th Avenue North and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to Gillian T. Prichard, unmarried, by Special Warranty Deed from HSBC Bank USA, National Association as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2005-WF1, by its duly authorized attorney in fact Wells Fargo Bank, N.A., of record at Instrument No. 20081001-0099724 Registers Office for Davidson County, Tennessee.

Gillian T. Prichard and Gillian T. Wells are one and the same person.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1709 12th Ave. N, Nashville, TN 37206.**

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 heirs and assigns, forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 16th day of February, 2016.

Gillian T. Prichard now known as

Gillian T. Wells

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Gillian T. Prichard, now Wells**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of February, 2016.

D. Shayne Adair, Notary Public

My Commission Expires: June 24, 2018

