THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 379,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF April, 2016. Notary Public MY COMMISSION EXPIRES: 9-11-17 (AFFIX SEAL)

AMY DIETERLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Harry Wesoloski	New owner	MAP
6241 Palomar Court		PARCEL 172-10-0B-041.00-CO
Nashville, TN 37211-7482		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Gary Claude Maxwell, Jr., and wife Kristen Cooper Maxwell**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Harry Wesoloski, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Christiansted Valley, Phase 2, Revision 1 Subdivision of record in Plat at Instrument No. 20010111-0003575 and revised in Instrument No. 20010209-0012854, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gary Claude Maxwell, Jr., unmarried and Kristen Cooper, unmarried, joint tenants with right of survivorship by Warranty deed from Christopher L. Baumgartner and wife, Holly W. Baumgartner of record in Instrument No. 20090722-0068793 Register's Office for Davidson County, Tennessee, dated July 17, 2009 and recorded on July 22, 2009. (Value of consideration shown in aforementioned deed $315,500.00.) Gary Claude Maxwell, Jr. and Kristen Cooper are married and Kristen Cooper is now known as Kristen Cooper Maxwell.

Being also known as 6241 Palomar Court Nashville, TN 372117482.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **6241 Palomar Court, Nashville, TN 37211-7482.**

BILL GARRETT, Davidson County
Trans:T20160027001 DEEDWARR
Recvd: 04/04/16 13:01 2 pgs
Fees:13.00 Taxes:1402.30
20160404-0031775

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 hand(s) this the 1st day of April, 2016.

Gary Claude Maxwell, Jr.

Kristen Cooper Maxwell

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 **Gary Claude Maxwell, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of April, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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 **Kristen Cooper Maxwell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of April, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE NOTARY PUBLIC DAVIDSON