(2)

BILL GARRETT, Davidson County
Trans:T20160037323 DEEDWARR
Recvd: 05/05/16 09:21 2 pgs
Fees:13.00 Taxes:536.50
20160505-0044332

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Tyrone Wells
2916 McCampbell Ave
Nashville, Tennessee 37214

SEND TAX BILL TO:
Shelter Lending Services, LLC
P, O. Box 740039
Cincinnati, OH 45274-0039

MORTGAGEE
Shelter Lending Services, LLC
P. O. Box 740039
Cincinnati, OH 45274-0039

MAP 096
GROUP 06 0
PARCEL 090.00

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, **Mary Bailon Sosa, an unmarried woman** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Tyrone Wells and Erin Wells, husband and wife, and Jonathan Bos and Emily Bos, husband and wife,** hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows to-wit: Lot 155, on the Plan of Cloverhill, Section 1, of record in Plat Book 2083, page 38 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary Bailon Sosa by Quitclaim Deed from George Brandt & Eric Sox, dated August 19, 2015, of record in Instrument No 20150820-0084026, Register's Office for said County.

Mary Bailon Sosa and Maricela Bailon Sosa being one in the same person.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 2083, page 38, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 2916 McCampbell Ave, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Tyrone Wells and Erin Wells, husband and wife, and Jonathan Bos and Emily Bos, husband and wife, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind herself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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 3rd day of May, 2016.

Mary Bailon Sosa

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Mary Bailon Sosa, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of May, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF ~~Davidson~~ Williamson)

The actual value or consideration, whichever is greater, for this transfer is $145,000.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of May, 2016.

NOTARY PUBLIC
My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY