PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160052133 DEEDWARR
Recvd: 06/20/16 11:33 2 pgs
Fees:13.00 Taxes:1350.50
20160620-0062417

W & I Ref: (DM) Title No.: 58386
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ari Z. Bryen Kimberly M. Welch 1206 Stockell Street Nashville, TN 37207	New Owner

TAX MAP PARCEL NUMBERS: 07115035100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$365,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Chad E. Tewell and Haley N. Tewell, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Ari Z. Bryen and Kimberly M. Welch, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of The Benedict Land Company's Subdivision of the Lindsley Tract of record in Book 332, page 40, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Chad E. Tewell and Haley N. Tewell, husband and wife, by Warranty Deed from Winward Properties, Inc., dated April 18, 2014 and recorded on April 23, 2014 of record in Instrument No. 20140423-0033983, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 40, said Register's Office. Subject to fence located on Lot 92 encroaching on to subject property and subject to possible encroachment of house located on Lot 92 encroaching on to subject property as set forth in the deed of record in Book 11393, page 846, said Register's Office.

This is improved property, known as 1206 Stockell Street, Nashville, TN 37207

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of June, 2016.

Chad E. Tewell **Haley N. Tewell**

State of Tennessee

County of Davidson

On this 13th day of June, 2016, before me the undersigned authority, personally appeared Chad E. Tewell and Haley N. Tewell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $365,000.00.

Affiant

Sworn and subscribed before me this 13th day of June, 2016.

Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018