WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160068232 DEEDWARR
Recvd: 08/08/16 10:56 2 pgs
Fees: 13.00 Taxes: 823.25
20160808-0082056

B-WR-16-4425-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/8/19 (AFFIX SEAL)

ERNEST D. BENNETT, III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 8, 2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles Whitman Cato, III	REGIONS BANK	
(NAME)	(NAME)	**103-08-0A-009.00-CO**
4425 Westlawn Drive #A200	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-4949	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES C. WELLS AND ELLEN B. WELLS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES WHITMAN CATO, III,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A-200 on the Plan of Bldg. A, Westlawn Green of record in Plat Book 5200, Page 21, 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 Charles C. Wells and Ellen B. Wells by Warranty deed from Powell-Floyd Properties, LLC, a Delaware Limited Liability Company of record in Instrument No. 20060807-0096501 Register's Office for Davidson County, Tennessee, dated July 7, 2006 and recorded on August 7, 2006. Charles C. Wells and Charles C. Wells, Jr. being one in the same person.

This conveyance is subject to:

- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 20 through 24, inclusive, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westlawn Green of record in Book 5238, Page 863, as amended in Book 5266, Page 22, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5238, Page 872, as amended in Book 6748, Page 423, in the Register's Office for Davidson County, Tennessee.
- Charter of Westlawn Green Homeowner's Association, Inc. of record in Book 5234, Page 719, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5238, Page 134, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4425 Westlawn Drive #A200, Nashville, Tennessee 37209-4949**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 5th DAY OF AUGUST, 2016.

Charles C Wells by Tish Roney, atty in fact

Charles C. Wells by Tish Roney,
Attorney in Fact

Ellen B Wells by Tish Roney, atty in fact.

Ellen B. Wells by Tish Roney,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tish Roney, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHARLES C. WELLS AND ELLEN B. WELLS, and who acknowledged he/she/they executed the same as the free act and deed of the said CHARLES C. WELLS AND ELLEN B. WELLS.

Witness my hand and official seal, this the 5th of August, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212