BILL GARRETT, Davidson County
Trans:T20160080854 DEEDWARR
Recvd: 09/15/16 10:50 2 pgs
Fees:13.00 Taxes:907.98
20160915-0097017

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $245,400.00.

Affiant

Subscribed and sworn to before me, this 13th day of September, 2016.

Notary Public
My commission expires: 8/20/2019

02-1608-50014

Address of New Owner:	Send Tax Bills to:	Tax Information:
Morgan R. Neely 956 Beech Bend Drive Nashville TN 37221	new owner	156-02-0-214.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lynne J. Wells, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Morgan R. Neely, unmarried woman**, hereinafter called the Grantees, their successors 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. 825, on the Plan of Section Four, Harpeth Woods, of record in Book 5200, Page 560, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Wells and wife, Lynn Wells (James Wells is also known as James R. Wells; Lynne Wells is also known as Lynne J. Wells) by deed from Fox Ridge Company, dated October 27, 1983, recorded October 31, 1983, of record in Record Book 6166, Page 392, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Lynne J. Wells, unmarried by Quitclaim Deed from James Robert Wells, unmarried, dated August 4, 2000, recorded September 10, 2000, of record in Instrument No. 20000910-0079495, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 956 Beech Bend Drive, Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 13th day of September, 2016.

Lynne J. Wells

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Lynne J. Wells**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 13th day of September, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 6-22-20

REX A. CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY