WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/5/18 (AFFIX SEAL)

MEREDITH MALLOY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires November 5, 2018

P-WG-16-412-T

BILL GARRETT, Davidson County
Trans:T20160086362 DEEDWARR
Recvd: 09/30/16 15:35 2 pgs
Fees:13.00 Taxes:2072.00
20160930-0103555

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:	
Jonathan Caplin	WELLS FARGO BANK	
(NAME)	(NAME)	**082-05-0G-007.00-CO**
412 Garfield Street	2701 WELLS FARGO WAY	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	MINNEAPOLIS, MN 55467	
(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, **WILLIAM J. NEWELL, JR. AND TANISH A. NEWELL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN CAPLIN,** 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 7, The Brownstones at 5 and G, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20110729-0058214, amended at Instrument No. 20121106-0102552, in the Register's Office Davidson County, Tennessee, to which Plat reference is Hereby made for a more particular description of said property.

Being the same property conveyed to William J. Newell, Jr., and Tanish A. Newell, husband and wife by Warranty deed from David Sheets, unmarried of record in Instrument No. 20131024-0110885 Register's Office for Davidson County, Tennessee, dated October 18, 2013 and recorded on October 24, 2013.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 21, Page 7;
- Covenants, Conditions and Restrictions of record in Instrument No. 20110729-0058214, and amendment of record in Instrument No. 20121106-0102552;
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20120207-0010885;
- Easement for Right of Way of record in Book 8397, Page 963;
- Restrictions of record in Instrument No. 20131024-0110885, 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: **412 Garfield Street , Nashville, Tennessee 37208**.

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 29th DAY OF SEPTEMBER, 2016.

William J. Newell, Jr.

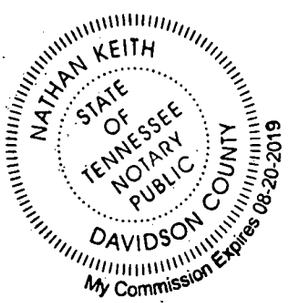
Tanish A. Newell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM J. NEWELL, JR. AND TANISH A. NEWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of September, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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