Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

16-0336

WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $150,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF AUGUST, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-15-20

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8458 WELLS JV LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO ~~If left blank please use the address of the new owner~~	MAP-PARCEL
Charles R. Wells and Alisa Wells	Origin Bank	172120D41600CO
7233 Althorp Way # 14	1800 Hudson Lane Ste 2A	
Nashville, TN 37211	Monroe, LA 71201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

AILEEN BENNETT AND WILLIAM J. BENNETT, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALISA C. WELLS AND CHARLES R. WELLS, A MARRIED COUPLE AND JULIE ALESE WELLS, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit S-14 as shown on Exhibits B2 & B5 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended and shown as Exhibits A and B-2 of Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Aileen Bennett and William J. Bennett, wife and husband by Warranty Deed from John Pritchett and wife, Jessica Pritchett, recorded on the 30th day of January, 2012 in Instrument No. 20120130-0008046, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE TOWN CENTER HOMES AT LENOX VILLAGE, as recorded in Instrument No. 20050322-0031182, revised at Instrument No. 20061103-0136911 and Exhibit B2 and B3 recorded at Instrument Nos. 20050324-0032209, 20050815-0096405 and 20061103-0136911, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as recorded in Instrument Nos. 20020315-0032826, 20031212-0178492, 20050324-0032209 and 20050815-0096405 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

BILL GARRETT, Davidson County
Trans:T20160087364 DEEDWARR
Recvd: 10/04/16 15:12 2 pgs
Fees:13.00 Taxes:555.00
20161004-0104820

e. Charter of Lenox Village Town Center Association, Inc. recorded at Instrument No. 20031016-0153550.

f. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE TOWN CENTER HOMES AT LENOX VILLAGE Condominium of record in Instrument No. 20020315-0032825 ; also subject to easements, rights and interests 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 building thereon.

g. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, recorded in Instrument Nos. 20011129-0130322, 20040310-0027422 and 20030923-0140666.

h. Stormwater Detention Agreements recorded in Book 7361, Page 230 and at Instrument Nos. 20020408-0042676 and 20050822-0099609.

i. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

j. Property taxes for the current year.

This is improved property known as 7233 Althorp Way # 14, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 our hand on the 26th day of August, 2016.

Aileen Bennett

William J. Bennett

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, AILEEN BENNETT AND WILLIAM J. BENNETT, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of August, 2016.

Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

My Commission Expires: _____

File #: 16-8458 WELLS JV LG

RECORD & RETURN TO:

VANDERPOOL & PEARMAN

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067