BILL GARRETT, Davidson County
Trans:T20160104752 DEEDWARR
Recvd: 11/29/16 10:20 2 pgs
Fees:13.00 Taxes:869.50
20161129-0124995

WARRANTY DEED

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$235,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|18th DAY OF November, 2016.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 03-10-19
| (AFFIX SEAL)

PIPER L. NIEMANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 187
Rachel L. Wells 731 Westcott Lane Nolensville, Tennessee 37135	F&M Mortgage, a Division of F&M Bank 1639 Medical Center Parkway Ste 103 Murfreesboro, Tennessee 37129	GROUP 05 0A PARCEL 129.00

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 acknowledged, we,

James Smith, a single man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Rachel L. Wells, a single woman

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 Lot No. 129, as shown on the plan of Burkitt Springs, Phase One, of record as Instrument No. 20140115-0004012, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patrick A. Hammock an unmarried man and James Smith, an unmarried man, as Tenants in Common with Rights of Survivorship by deed from Patrick A. Hammock, an unmarried man, of record in Instrument No 20160523-0051200, Register's Office for said County, dated May 16, 2016, and Recorded on May 23, 2016. (Value or consideration shown in aforementioned deed $0.00) Patrick A. Hammock having predeceased James Smith on July 5, 2016, leaving him sole owner by operation of law.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **731 Westcott Lane, Nolensville, Tennessee 37135.**

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 and assigns, forever; and we do covenant with 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 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 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 and official seal at office this 18th day of November, 2016.

James Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James Smith, a single man, with whom I am personally acquainted, (or who 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, at office, this 18th day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 03-10-19

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027