Davidson County DEEDWARR
Recvd: 12/02/16 16:15 3 pgs
Fees:18.00 Taxes:2164.50
20161202-0127027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $585,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of December, 2016.

Notary Public

My commission expires: 11-16-2017

(Notary Stamp) BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Frederick B. Kuhlman III and Jamie Kuhlman	Churchill Mortgage Corporation	117-12-0-173.00
1201 A Graybar Lane	761 Old Hickory Blvd, Suite 400	
Nashville, TN 37215	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Ann H. Wells and Francis M. Wells, a one-half undivided interest each, as tenants in common,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Frederick B. Kuhlman III and Jamie Kuhlman, husband and wife,

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING part of Lot No. 47 on the unrecorded map shown as Glen Echo; but shown as being part of Lot No. 47, of Block "M" on the map of Maplehurst, as of record in Book 843, Page(s) 22 and 23, Register's Office for said County, described as follows:

BEGINNING at an iron pin in the southerly margin of Graybar Lane, North 88 deg. West 120 feet from the southwest corner of the intersection of said Graybar Lane and Granny White Pike, being the northeast corner of the property conveyed to Chester C. Brummett and wife, by deed from Harvey G. Crawford and wife, as of record in Book 2752, page 21, said Register's Office; thence with said Brummett's easterly line South 11 deg. 52 min. West 183.7 feet to an iron pin; thence with same South 39 deg. 36' East 30.7 feet to an iron pin, thence South 75 deg. 48 min. East 74 feet to an iron pin in the westerly margin of said Granny White Pike; thence with same, North 17 deg. East 227 feet to an iron pin at the southwest corner of said intersection, thence with the southerly margin of said Graybar Lane North 88 deg. West 120 feet to the beginning.

BEING the same property conveyed to Ann H. Wells and Francis M. Wells, a one-half undivided interest each, as tenants in common, by Warranty Deed from Allan W. Horner and wife, Gretchen P. Horner, of record as Instrument No. 20041018-0124858 in the Register's Office for Davidson County, Tennessee, and as corrected by Affidavit of Scrivener's Error of record as Instrument No. 20161130-0125731 in the said Register's Office.

This is improved property known as 1201 A Graybar Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 2nd day of December, 2016.

Ann H. Wells by Renee Puckett, Attorney In Fact
Ann H. Wells by Renee Puckett, Attorney
In Fact

Francis M Wells, by Renee Puckett, Attorney in fact
Francis M. Wells by Renee Puckett, Attorney
In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Renee Puckett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Ann H. Wells and Francis M Wells, and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Ann H. Wells and Francis M. Wells.

Witness my hand and official seal this 2 day of December, 2016.

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 8.4.20

SolomonParks File No. 316381

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017