Record

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20170003773 DEEDWARR
Recvd: 01/13/17 13:12 2 pgs
Fees:13.00 Taxes:3265.25
20170113-0004297

WARRANTY DEED

THIS INDENTURE made and entered into this 6th day of January, 2017, by and between Ann Harwell Wells, Trustee of the Family Trust u/w/o Charles Edmon Wells, and Ann Harwell Wells, Trustee of the Tennessee QTIP Trust u/w/o Charles Edmon Wells, party of the first part, and George C DeZevallos, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 302, together with allocated Parking Spaces Nos. 19 through 22 and Reserved Space No. 15, together with the appurtenant interest in the common elements of The Westbury Condominiums, a horizontal property regime established by Master Deed, of record in Book 6819, Page 210, amended in Book 6886, Page 662, Book 6958, Page 220 and Instrument NO. 200006060055942, and 20140717-0063499, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site plan attached as Exhibit C to the aforementioned Master Deed.

Being all or part of the same property conveyed to Ann Harwell Wells, Trustee of the Family Trust u/w/o Charles Edmon Wells, a 54.4 % undivided interest; and Ann Harwell Wells, Trustee of the Tennessee QTIP Trust u/w/o Charles Edmon Wells, a 45.6% undivided interest, by virtue of that certain Executor's Quit Claim Deed dated December 6, 2007, and being of record at Instrument No. 20071218-0144868 and Quit Claim dated August 31, 2007 at Instrument No. 20070910-0108572 in the Register's Office of Davidson County, Tennessee.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Instrument No. 20000606-0055942, 20140717-0063499, Book 6819, Page 862, Book 7970, Page 553, Book 6819, Page 210 in said Regsiter's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Ann Harwell Wells, Trustee of the Family Trust u/w/o Charles Edmon Wells

Ann Harwell Wells, Trustee of the Tennessee QTIP Trust u/w/o Charles Edmon Wells

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Ann Harwell Wells, Trustee , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of January, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Property Owner & Address: George C DeZevallos
3737 West End Ave. Unit 302
Nashville, TN 37205

Tax Parcel No 104090J30200CO

Property Address: 3737 West End Avenue Unit 302
Nashville, TN 37205

MAIL TAX BILLS TO: Owner at Property Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $882,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 6th day of January, 2017.

Notary Public

My Commission Expires: 9-10-18

ASHLEE D. PAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY