This Instrument Prepared By:

BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

ADDRESS NEW OWNER:

LINDA WELLS
2843 COUCHVILLE PIKE
NASHVILLE, TN 37217

Davidson County DEEDWARR
Recvd: 07/19/17 12:46 3 pgs
Fees:18.00 Taxes:37.00
20170719-0072800

SEND TAX BILL TO:
Owner

PARCEL ID: P/O 10605 00 85.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Thousand and 00/100 ($10,000.00) Dollars, cash in hand, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kenneth D. Petty and Ted L. Petty, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, transfer and convey unto LINDA WELLS (formerly LINDA KENAUM), hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as described on *Exhibit A* hereto.

This transfer was initially prepared as a Deed of Driveway/Parking Lot Easement and recorded as Instrument No. 20170515-0048139; however, this Warranty Deed is prepared and recorded to more accurately reflect the wishes of the parties.

This transfer is made subject to taxes for 2017.

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, her heirs and assigns, forever, and GRANTOR covenants with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, a good right to convey it, and warrant that the same is unencumbered, unless otherwise herein set out; and, GRANTOR, further covenants and binds their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 this the 13th day of July, 2017.

Kenneth D. Petty
KENNETH D. PETTY

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Kenneth D. Petty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of July, 2017.

NOTARY PUBLIC
My Commission Expires:

KEN SMITH II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 10, 2019

WITNESS my hand this the 30th day of June, 2017.

TED L. PETTY

STATE OF Tennessee)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Ted L. Petty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of June, 2017.

NOTARY PUBLIC
My Commission Expires: 03/18/19

CHRIS FOREMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)

COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $10,000.00.

AFFIANT

Subscribed and sworn to before me on this 30 day of June, 2017.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 25, 2019

EXHIBIT A

Land situated in the 17th Councilmanic District of Nashville, Davidson County, Tennessee, being a portion of parcel 85.00 as shown on Davidson County tax map 106-5, also being a portion of lot 33 as shown on plat entitled A.M. Brown's Land of record in Plat Book 57, Page 126,R.O.D.C.,TN. and being more particularly described as follows:

Beginning at an iron rod (new) being the northeast corner of lot 32 of said A.M. Brown's Land and lying South 05°52'46" West, a distance of 410.0 feet more or less from an iron rod (old) lying in the northerly margin of Alley #2076, also being the southeasterly corner of the herein described tract;

Thence, with the northerly line of said lot 32, the David & Linda Kenaum property of record in Instrument 20030502-0058696, R.O.D.C.,TN. North 84°58'48" West, a distance of 132.50 feet to an iron rod (new);

Thence, with the easterly margin of Alley #2082 (10'R.O.W.) North 05°52'46" East, a distance of 10.77 feet to an iron rod (new);

Thence, along a new severance line, along a fence and a retaining wall South 85°13'53" East, a distance of 132.51 feet to an iron rod (new);

Thence, with the westerly margin of Cleveland Avenue (50'R.O.W.) South 05°52'46" West, a distance of 11.36 feet to the Point of Beginning.

Containing 1,465 Square Feet or 0.03 Acres, more or less.

Being a portion of the same property conveyed to Kenneth & Ted Petty of record in Deed Book 8036, Page 165, R.O.D.C.,TN.

STATE OF TENNESSEE
COUNTY OF Davidson
On this 18 day of July, 2017,
personally appeared before me, a notary public for
this county and state, Caitlin Smith,
who acknowledges that this certification of an
electronic document is true and correct
and whose signature I have witnessed.

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 25, 2019

CERTIFICATION
I do hereby make oath that I am the custodian
of the electronic version of the attached
document tendered for registration herewith and that
this is a true and correct copy of the original
document executed and authenticated
according to law.

Caitlin Smith