THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170712528** BILL GARRETT, Davidson County Trans:T20170065038 DEEDWARR Recvd: 07/28/17 14:40 2 pgs Fees:13.00 Taxes:3404.00 20170728-0076854	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $920,000.00. Affiant Subscribed and sworn to before me, this 26th day of July, 2017. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Gerald Wellman and Jamie Wellman 120 WINDSOR DRIVE Nashville TN 37205-3736	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13001017400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Geoffrey Woodward and Sarah Woodward, husband and wife** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Gerald Wellman, Jr. and Jamie Wellman, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 120 as shown on the Plan of Resubdivision of Lots 118, and 120 of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Instrument No. 20130812-0084266 Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Geoffrey Woodward and Sarah Woodward by Warranty Deed from Neil Kunkel and wife, Paula Walker, recorded on the 2nd day of June, 2006 in Instrument No. 20060602-0065104, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 421, Page(s) 94 and 95, Book 8250, Page 898 and Instrument No. 20130812-0084266.

Easements for Sanitary Sewer and/or Storm Drainage of record in Book 5408, Page 70 and in Book 5506, Page 541, said Register's Office.

Subject to Neighborhood Conservation Overlay Zoning and made applicable by Ordinances No. BL2003-1418 in the Metro Clerk's Office for said County, together with any and all restrictions imposed by the Metropolitan Historic Zoning Commission, not of record.

This is improved property located at 120 WINDSOR DRIVE Nashville, TN 37205-3736.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of July, 2017.

Geoffrey Woodward

Sarah Woodward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Geoffrey Woodward and Sarah Woodward, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018