Davidson County DEEDWARR
Recvd: 08/15/17 09:09 3 pgs
Fees:18.00 Taxes:1979.50
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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170812888**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is grater, for this transfer is: $535,000.00 Affiant Subscribed and sworn to before me, this 11th day of August, 2017. Notary Public My Commission Expires:

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: James M. Givens and Elisabeth H. Givens 4510 ELKINS AVENUE Nashville TN 37209-3648	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-16-058.00

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, **David C. Wells, Jr. and Meredith M. Wells, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James M. Givens and Elisabeth H. Givens, 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 the Westerly 50 feet of Lot no. 411 of Block 18, Plan No. 1, Charlotte Park Company's First Addition to West Nashville, of record in Book 57 Page 103, Registers Office for said County.

Said part of Lot No. 411 fronts 50 feet on the Northerly side of Elkins Avenue and runs back between parallel lines, along the Easterly margin of 46th Avenue, North 150 feet to an alley.

Being the same property conveyed to David C. Wells, Jr. and wife, Meredith M. Wells by Warranty Deed from Bedford M. Combs and wife, Melissa Jones, recorded on the 4th day of May, 2009 in Instrument No. 20090504-0040310, 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 of PLAN NO. 1, CHARLOTTE PARK COMPANY'S FIRST ADDITION TO WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 103.

This is improved property located at 4510 ELKINS AVENUE Nashville TN 37209-3648

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 11th day of August, 2017.

David C. Wells, Jr.

Meredith M. Wells

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David C. Wells, Jr. and Meredith M. Wells, 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 11th day of August, 2017.

Notary Public



True Copy Certification

I, KELLY E. COX, 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 is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

