SolmonParks File No. 817039

BILL GARRETT, Davidson County
Trans:T20170071790 DEEDWARR
Recvd: 08/18/17 09:36 2 pgs
Fees:13.00 Taxes:3367.00

20170818-0084918

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $910,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of August, 2017.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
311 12th Avenue South, Nashville, TN 37203

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
David Wells and Meredith Wells	New Owner	104-05-0-239.00
3621 Westbrook Avenue		
Nashville, TN 37205		

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,

Daniel L. Smith and wife, Brenda A. Bernards

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

David Wells and Meredith Wells, 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:

Land in Davidson County, Tennessee, being Lot No. 472 on the Plan of Map of Richland Realty Company's Division "C", of record in Plat Book 421, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel L. Smith and wife, Brenda A. Bernards by Warranty Deed from Jeremy M. Boczulak, an unmarried man, of record in Instrument No. 20040519-0058519, Register's Office for Davidson County, Tennessee, dated May 14, 2004 and recorded on May 19, 2004. (Value of consideration shown in aforementioned deed $545,000.00.)

Being also known as 3621 Westbrook Avenue, Nashville, Tennessee 37205.

This is improved property known as **3621 Westbrook Avenue, Nashville, TN 37205.**

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 the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson 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 _____ day of August, 2017.

Daniel L. Smith

Brenda A. Bernards

STATE OF WASHINGTON
COUNTY OF Walla Walla

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Daniel L. Smith and Brenda A. Bernards, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 10th day of August, 2017.

Notary Public
My Commission Expires: 10/1/17

KATHLEEN P. TAYLOR NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXP. OCT. 1, 2017

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SP 11/2015