NEW OWNER:
MICHAEL DEREK WELLS
122 DELLROSE DRIVE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
PINNACLE BANK
150 3rd AVE S, STE 900
NASHVILLE, TN 37201

Map & Parcel
08414014700

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-1389

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 2396 **DEEDWARR**
09/19/2017 03:21:46 PM 3 pgs
Fees: $18.00 Taxes: $1,257.63

20170919-0096060

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thirty-Nine Thousand Nine Hundred and 00/100 Dollars ($339,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **COLEY GRANT HINESLEY and TARA HINESLEY, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL DEREK WELLS and EMILY ROSE ESHUIS, tenancy by entirety,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 4, Section Two on the Plan of Donelson Meadows, as shown on the plat of the same of record in Plat Book 2133, Pages 100 and 101, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to COLEY GRANT HINESLEY and wife, TARA HINESLEY by Quitclaim Deed from Whitney Hinesley, married, dated February 6, 2017, and of record in Instrument No. 20170213-0014515, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Whitney Hinesley, unmarried, and Coley Grant Hinesley and wife, Tara Hinesley by Warranty Deed from Julie Lynn Wilkerson, unmarried and Brenda R. Wilkerson, married, dated March 31, 2008, and of record in Instrument No. 20080418-0039389, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **122 DELLROSE DRIVE, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2133, Page 100 and 101, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 18th day of September, 2015.

COLEY GRANT HINESLEY

TARA HINESLEY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **COLEY GRANT HINESLEY and TARA HINESLEY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of September, 2015.

NOTARY PUBLIC

My commission expires: 2/11/19

JO ANN AULDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$339,900.00.**

AFFIANT

Sworn to and subscribed to before me this 18th day of September, 2015.

NOTARY PUBLIC

My commission expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018