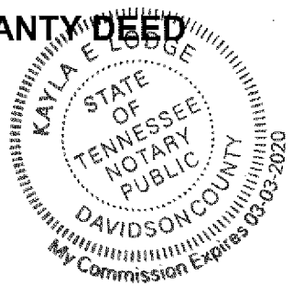
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/3/2020
(AFFIX SEAL)

P-CC-17-7324

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 15082 DEEDWARR
10/18/2017 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $958.30
20171018-0106907

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jamal Fatah	**Southwest Funding, LP**	
(NAME)	(NAME)	
7324 Smokey Hill Road	**13150 Coit Road, Ste. 100**	**182-12-0A-057.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Dallas, TX 75240**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRACEE L. WELLS, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMAL FATAH, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 266 on the Plan of Section Two, Apple Valley of record in Plat at Instrument No. 20031204-0174333, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tracee L. Jones, an unmarried woman by Warranty deed from Yazdian Construction Inc., a tennessee Corporation of record in Instrument No. 20050606-0064458 Register's Office for Davidson County, Tennessee, dated May 27, 2005 and recorded on June 06, 2005. Further, being the same property conveyed to Tracee L. Wells, a married woman by Quitclaim deed from Tracee L. Jones N/K/A Tracee L. Wells, Married to Charles Richard Wells, Jr. of record in Instrument No. 20120314-0021939 Register's Office for Davidson County, Tennessee, dated January 17, 2012 and recorded on March 14, 2012. The said Charles Richard Wells, Jr. being one and the same person as Charles Wells, Jr.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20031204-0174333;
- Covenants, Conditions and Restrictions of record in Instrument No. 20031208-0175884;
- Stormwater Detention Agreement of record in Instrument No. 20020528-0064320;
- HOA Charter of record in Instrument No. 20020724-0088782;
- By-Laws of record in Instrument No. 20020724-0088784, as amended in Instrument No. 20091116-0105278;
- Conveyance of common area of record in Instrument No. 20080812-00882767, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7324 Smokey Hill Road, Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 16th DAY OF OCTOBER, 2017.

Tracee L. Wells by PH Attorney in Fact
Tracee L. Wells by Paul Hinman, Attorney-In-Fact

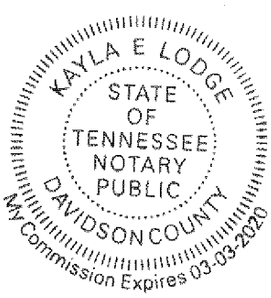
Charles Wells, Jr. by PH Attorney in Fact
Charles Wells, Jr. by Paul Hinman, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TRACEE L. WELLS and CHARLES WELLS, JR., and who acknowledged he/she/they executed the same as the free act and deed of the said TRACEE L. WELLS and CHARLES WELLS, JR..

Witness my hand and official seal, this the 16th of October, 2017.

Notary Public
My Commission Expires: 3/3/2020
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

