File Box 8

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-2048

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,000.00

K. Mayo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of December, 2017

Debbie Mann
Notary Public
Commission Expires: _____

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Bill Garrett Davidson County
Batch# 32746 DEEDWARR
12/04/2017 02:17:36 PM 2 pgs
Fees: $13.00 Taxes: $1,598.40
20171204-0123438

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Caroline Davidson<br>5656 Kendall Drive<br>Nashville, TN 37209 | Wells Fargo Home Mortgage<br>2701 Wells Fargo Way<br>MAC X9999-01K<br>Minneapolis, MN. 55467 | 103-06-0-005.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Danielle Clark Puckett Wills and James Baird Wills, wife and husband**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Caroline Davidson**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 14 on the Plan of Brookside Courts Addition No. 2, of record in Plat Book 1835, Page 47, 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 Danielle Clark Puckett and James Baird Wills, wife and husband by Warranty Deed from Maryanna Dean Phipps, unmarried, of record in Instrument No. 20150709-0066499, Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 09, 2015.

Being the same property conveyed to Danielle Clark Puckett Wills and James Baird Wills, wife and husband by Quitclaim Deed from Danielle Clark Puckett and James Baird Wills, wife and husband, of record in Instrument No. 20151007-0102371, Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on October 07, 2015.

Being also known as 5656 Kendall Drive, Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5656 Kendall Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of December, 2017.

Danielle Clark Puckett Wills

Danielle Clark Puckett Wills

James Baird Wills

James Baird Wills

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Danielle Clark Puckett Wills and James Baird Wills** 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.

Witness my hand and official seal at Nashville, Tennessee this 1st day of December, 2017.

Notary Public
My Commission Expires: 9/10/18

(Notary Seal)