Bill Garrett Davidson County
Batch# 34963 DEEDWARR
12/08/2017 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20171208-0125238

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is **$170,000.00**. Affiant Subscribed and sworn to before me, this 5th day of December, 2017. Notary Public My commission expires: 9/10/18

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Christi M. Bowers	New owner	**163-04-0A-438.00-CO**
3001 Hamilton Church Rd. Unit 438		
Antioch, TN 37013		

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,

Alvin D. Wells a married man

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

Christi Bowers

(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 Unit 438, Hamilton Crossing Townhomes, a Planned Unit Development, of recorded in Instrument No. 20040212-0016945, as amended in Instrument No.: 20060206-0014793, Register' s Office for Davidson County, Tennessee

Being the same property conveyed to Alvin D. Wells, an unmarried person by Warranty deed from R. J. York Homes, LLC of record in Instrument No. 20070102-0000257 Register's Office for Davidson County, Tennessee, dated December 21, 2006 and recorded on January 02, 2007.

Latreace Wells spouse of Alvin D. Wells, hereby joins in on the execution and conveyance of subject property to convey any and all marital rights she may have in and to subject property.

SP 11/2015

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 all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

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 1st day of December, 2017.

Alvin D. Wells

Latreace Wells

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Alvin D. Wells and Latreace Wells the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

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

Notary Public
My Commission Expires: 3/8/21

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

SolomonParks File No. 70170488

SP 11/2015

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

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