WARRANTY DEED

Bill Garrett Davidson County
Batch# 47789 DEEDWARR
01/16/2018 01:11:30 PM 2 pgs
Fees: $13.00 Taxes: $1,102.60
20180116-0004479

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-25-18
(AFFIX SEAL)

JANICE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Christina Logan and Matthew S Logan	Franklin American Mortgage Company	181 03 0A 320.00
(NAME) 8229 Tapoco Lane	(NAME) 6100 Tower Circle , Suite 600	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ninety-Eight Thousand And No/100 Dollars ($298,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Colette Wells, a single woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Christina Logan and Matthew S Logan, wife and husband**, 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. 180, on the Plan of Revision One, Phase Two, Addition to Indian Creek Estates. RS-10 Subdivision – Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20070720-0086788, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Colette Wells, a single woman by Warranty Deed from Barbara W. Abernathy and Stephen W. Abernathy, husband and wife dated March 30, 2017 and recorded March 31, 2017 as Instrument No. 20170331-0031540, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 8229 Tapoco Lane, Brentwood, TN 37027

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this 10th day of January, 2018.

Colette Wells

STATE OF Texas
COUNTY OF Bexar

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Colette Wells, a single woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of January, 2018.

Amelia Moreno Cerda
Notary Public

My Commission Expires: May 27, 2021

(SEAL)

AMELIA MORENO CERDA NOTARY PUBLIC STATE OF TEXAS EXPIRES 5-27-2021 ID # 2805557

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File Number: GRN-178754BSO