WARRANTY DEED	State of Tennessee County of Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2018 Notary Public MY COMMISSION EXPIRES: 8-16-2020 (AFFIX SEAL)

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020

THIS INSTRUMENT WAS PREPARED BY
South Oak Title Nashville, LLC, 5115 Maryland Way, Suite 120, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yosef Abraham	Yosef Abraham	122-01-0-A-235.00CO
(NAME)	(NAME)	
20 Fawn Creek Pass, Unit 10	20 Fawn Creek Pass, Unit 10	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Amy Wells and John F. Wells, a married person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Yosef Abraham, a single person,** 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 Unit No. 10, on the plan of Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase Three (being the Townhome Area Woodland Point), located on Fawn Creek Pass, Nashville, Davidson County, Tennessee, as described in a Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20001011-0101044, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Amy Wells by Warranty Deed dated 09/25/2003 from Greg L. Cain of record in Instrument 20030930-0 144082 , Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amy Wells and John F. Wells, as joint tenants with common law rights of survivorship by Quit Claim Deed dated 03/31/2015 from Amy Wells, a single woman of record in Instrument 20150505 -0040653 , Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictions, and rights of way of record.

unimproved ☐

This is improved ☑ property, known as 20 Fawn Creek Pass, Unit 10, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 58148 DEEDWARR
02/13/2018 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $695.60
20180213-0014182

Witness my/our hands this 9th day of February, 2018.

Amy Wells

John F. Wells

State of Washington
County of

Personally appeared before me Amy Wells and John F. Wells, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of February, 2018.

REBECCA McNurney
Notary Public Rebecca McNurney
My Commission Expires: _____

File No.: 17-5782

REBECCA MCNURNEY
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
11-11-21

I, Kelly Greene Elrod, do hereby make an 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.

Kelly Greene Elrod, esq.
South Oak Title Nashville, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Cathey Bradford, a notary public for this county and state, Kelly Greene Elrod who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cathey Bradford
My Commission Expires: 7/8/19

