Bill Garrett Davidson County
Batch# 92853 DEEDWARR
05/15/2018 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $6,999.53
20180515-0046449

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **CRT File No. 180315530**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,891,765.00. Affiant Subscribed and sworn to before me, this 15th day of May, 2018. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Keith S. Wells and Beverly B. Wells 153 Cheek Road Nashville TN 37205	New Owner	Tax Parcel ID No. 130-09-059.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cole Barfield and Christen Barfield, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keith S. Wells and Beverly B. Wells, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 115 feet of the Westerly 150 feet of Lot No. 12 of Block "D" on the Map of the revised plan of Highlands of Belle Meade No. 2, of record in Plat Book 843, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said part of Lot 12 fronts 115 feet on the Southerly side of Cheek Road and runs back between parallel lines 175 feet to the Northerly margin of a 25 foot street.

Being the same property conveyed to Cole Barfield and wife, Christen Barfield by Warranty Deed from HR Properties of Tennessee, a Tennessee general partnership, recorded on the 12th day of July, 2010 in Instrument No. 20100712-0054540, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HIGHLANDS OF BELLE MEADE NO. 2, as recorded in Plat Book 843, Page(s) 18.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1812, Page 463.

Easement for Telecommunications, recorded in Book 1065, Page 6.

This is improved property located at 153 Cheek Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of May, 2018.

Cole Barfield

Christen Barfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cole Barfield and Christen Barfield, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

True Copy Certification

I, Wesley D. Turner, 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

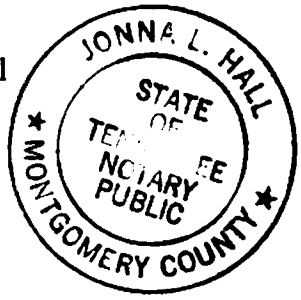
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Wesley D. Turner, 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: 10/14/2019

Notary's Seal



722337.1/2010969