WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 315,000.00 .

Mary Gail Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2017.

Notary Public
COMMISSION EXPIRES: 5/2/2021

(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 2, 2021

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Bill Garrett Davidson County
Batch# 129655 **DEEDWARR**
08/16/2018 08:54:11 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20180816-0081083

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bruce Wolfson and Ellen Wolfson	Bruce Wolfson and Ellen Wolfson	126-16-0A-464.00-C
(NAME)	(NAME)	
7111 Riverfront Drive	24 Springhurst Park Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Dobbs Ferry, NY 10522-3100	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Darrell Wells,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bruce Wolfson and Ellen Wolfson, husband and wife,** 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:

Being Lot Number 475 on the Plan of Final Plat Riverwalk, Phase 3B of record in Instrument No. 200601060002328, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Darrell Wells by Deed from Corinthian Custom Homes, Inc., of record in Instrument No. 20061023-0131153, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Unimproved ___
This is Improved X property, known as 7111 Riverfront Drive Nashville 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 314-18

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.

Witness our hands this 13th day of August, 2017.

Darrell Wells

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Darrell Wells, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 13th day of August, 2017.

S. Nixon Pressley

Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

File No.: 314-18