WARRANTY DEED

Bill Garrett Davidson County
Batch# 134092 DEEDWARR
08/28/2018 11:18:48 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20180828-0085126

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 6/13/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Ryan Neelley	SAME AS NEW OWNER	Map 147 14 60.00
(NAME)	(NAME)	
367 Blackman Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, Vernon F. Wells Jr. and Anita W. Hendrix, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James Ryan Neelley and James C. Neelley, 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. 252 on the Plan of Whispering Hills, Section II-B, as of record in Book 2331, Page 155, Register's Office for said County.

Said Lot No. 252 fronts 208.3 feet on the southerly side of Watsonwood Drive, and extends back between lines 162.7 feet on the easterly line and 151.9 feet on the westerly line, to a dead line in the rear, on which it measures 230.3 feet.

Being the same property conveyed to Vernon F. Wells and wife, Martha E. Wells by deed from Hallmark Construction Company of record in Book 2705, Page 475, Register's Office for Davidson County, Tennessee. The said Vernon F. Wells and Martha E. Wells have both deceased with Vernon F. Wells predeceased Martha E. Wells on October 30, 1983.. The said Martha E. Wells died intestate on May 3, 2016. Vernon F. Wells, Jr and Anita W. Hendrix are her only heirs at law. See Affidavit of Heirship in Instrument 20180430-0040318 and in Instrument 20180430-0040319, and Instrument 20180828-0085125 Register's Office, Davidson County, Tennessee.

This is the same description as previous deed of record.

Subject to any and all matters and notes on plat of record in Plat Book 2331, Page 155, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Agreement for Dedication of Easement for Sanitary Sewer and Storm Drainage of record in Book 6087, Page 218, said Register's Office.

Subject to any and all easements and minimum building setback lines of record.

unimproved ☐

This is improved ☑ property, known as 581 Watsonwood Drive, Nashville, TN 37211
(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.

Witness our hands this 17th day of August, 2018.

Vernon F. Wells Jr.

Anita W. Hendrix

STATE OF TENNESSEE

COUNTY OF Davidson

On this 17th day of August, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Vernon F. Wells Jr. and Anita W. Hendrix**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
5-3-2021

Notary Public,

DENISE F. ETHRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY