Box 14

33152-4

Karen Johnson Davidson County
Batch# 399530 DEEDWARR
05/13/2020 11:17:59 AM 2 pgs
Fees: $13.00 Taxes: $1,953.23

20200513-0049573

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $527,900.00.

Affiant

Subscribed and sworn to before me, this the 12 day of May, 2020.

Notary Public

My commission expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Cameron Jett Wells Krista McCollum Wells	Mortgage Investors Group	072-16-0V-001.00-CO
1517 A Hayden Drive	8320 East Walker Springs Ln, Ste 200	
Nashville, TN 37206	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSHUA BLATCHFORD AND ERIN BLATCHFORD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRISTA WELLS AND CAMERON JETT WELLS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 1 of 1517 Hayden Drive Cottages, a Planned Unit Development with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1517 Hayden Drive Cottages, a Planned Unit Development with Private Elements, of record as Instrument No. 20160115-0004482, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1517 Hayden Drive Cottages, a Planned Unit Development with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160115-0004482, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Gogala, LLC, a Tennessee Limited Liability Company by Warranty deed from Gloria F. Bandy, unmarried of record in Instrument No. 20151218-0127367 Register's Office for Davidson County, Tennessee, dated December 16, 2015 and recorded on December 18, 2015.

Being the same property conveyed to Joshua Blatchford and Erin Blatchford, husband and wife by Warranty deed from Gogala, LLC., a Tennessee limited liability company of record in Instrument No. 20170307-0022382 Register's Office for Davidson County, Tennessee, dated February 24, 2017 and recorded on March 07, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1517 A Hayden Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of May, 2020.

Joshua Blatchford

Erin Blatchford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua Blatchford and Erin Blatchford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of May, 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021