Karen Johnson Davidson County
Batch# 469043 DEEDWARR
09/03/2020 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,100.38
20200903-0100243

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow, Corp.
2 Cadillac Drive
Brentwood, Tn. 37027

KRISTEN M. TRAIN
Notary Public At Large
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **297,400.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September 2020.

Notary Public

MY COMMISSION EXPIRES: OCT 2 0 2020
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Nicole Delaney Jacob Daniel Delaney	New Owner	MAP
125 Spencer Green		PARCEL 082-13-0E-408.00-CO
Madison, AL 35758		
(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, WE, **John William Wells and Annie S. Wells, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Nicole Delaney and Jacob Deaniel Delaney, Wife and Husband**

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 number 408, together with storage space number 4L and all rights and appurtenances thereto belonging, as set out in the Master Deed of District Lofts, a Condominium Development of record as Instrument Number 20080104-0001256 as amended by Surveyor's Certificate of Correction of record as Instrument Number 20080111-0003637, as amended by Instrument number 20080609-0059308, Register's Office for Davidson County, Tennessee, to which references are hereby made.

Unit number 408 is assigned parking space 15 as shown on the plan of the parking space assignment as of record as Instrument 20080609-0059305, said Register's Office

Being the same property conveyed to John William Wells, unmarried Annie L. Stapp, unmarried, as joint tenants with right of survivorship by Warranty deed from James T. McLean, Sr. and James T. McLean, Jr. and Kerry McLean of record in Instrument No. 20100817-0064885 Register's Office for Davidson County, Tennessee, dated August 13, 2010 and recorded on August 17, 2010.

The said Annie L. Stapp is now known as and one and the same as Annie S. Wells.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **817 3rd Ave N Unit 408, Nashville, TN 37201.**

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 _____ hand( ) this the 28th day of August, 2020.

John William Wells by Samuel F. Anderson, Attorney-in-Fact

Annie S. Wells by Samuel F. Anderson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel F. Anderson** 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 on behalf of **John William Wells**, as his Attorney in Fact, as the free act and deed of the within named **John William Wells**.

Witness my hand and official seal this the 28th day of August, 2020.

My Commission expires 7-5-21

Janice H Collins
Notary Public

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel F. Anderson** 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 on behalf of **Annie S. Wells**, as her Attorney in Fact, as the free act and deed of the within named **Annie S. Wells**.

Witness my hand and official seal this the 28th day of August, 2020.

My Commission expires 7-5-21

Janice H. Collins
Notary Public

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

