Karen Johnson Davidson County
Batch# 544755 DEEDWARR
01/04/2021 02:53:30 PM 2 pgs
Fees: $13.00 Taxes: $913.90
20210104-0000851

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-1146

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Kyle Richard Martin, an unmarried man | NEW OWNER | Map: 16413012200 |
| (NAME)<br>3821 Asheford Trace | (NAME) | |
| (ADDRESS)<br>Antioch, TN 37013 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY-SEVEN THOUSAND AND NO/100 DOLLARS ($247,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**SETH W. WELLS AND LISA WELLS, HUSBAND AND WIFE**,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**KYLE RICHARD MARTIN, AN UNMARRIED MAN**,

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 Number 26 on the Plan of Treehaven, Section One, as of record in Book 9700, Page 579, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Seth W. Wells and Lisa Wells, husband and wife, by deed from Heath Tyler and wife, Holly Tyler, of record in Instrument No. 20151019-0105937, dated October 15, 2015, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 579, said Register's Office.

Storm Water Detention Agreement of record in Instrument 20031028-0158502, Register's Office for said County.

Easement to Tennessee Telephone Co. of record in Instrument 20000824-0083643, Register's Office for said County.

Sanitary Sewer Easement of record in Instrument 20000913-0091247, Instrument 20000913-0091248 and Instrument 20000913-0091249, Register's Office for said County.

Sewer & Drainage Easement of record in Instrument 20000809-0079074, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10774, Page 945, Book 11588, Page 484, amended in Book 11669, Page 376 and Instrument 20010308-0021946, Instrument 20010504-0046260, Instrument 20030527-0071168, Instrument 20051103-0133360, Instrument 20050317-0029621, Instrument 20060724-0089079, Instrument

20060724-0089080, Instrument 20060724-0089081, Instrument 20060921-0117120 and Book 11648, page 660 as amended in Instrument 20010326-0028531, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3821 Asheford Trace, Antioch, TN 37013
(House No.) (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 29th day of December, 2020.

Seth W. Wells

Lisa Wells

STATE OF Texas
COUNTY OF Bexar

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Seth W. Wells and Lisa Wells, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 29th day of December, 2020.

My Commission Expires: 2-17-25

Notary Public

LINDA J SCHOTT
Notary ID #6075347
My Commission Expires
February 17, 2025

**True Copy Certification**

I, John A. Bell Jr., 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 TN
County of Davidson

Personally appeared before me, Dana [illegible] a notary public for this county and state, John A Bell Jr. 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: 3-8-2021
Notary' Seal (if on paper)

DANA LOWTHORN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY